

# UNOFFICIAL COPY



Doc#: 0822831077 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2008 02:29 PM Pg: 1 of 2

## NOTICE OF LIEN FOR UNPAID COMMON CHARGES

Notice is given that the **Berkeley Place Condominium Association**, the undersigned lienor, has and claims a lien for unpaid common charges pursuant to 765 ILCS 605/9, and pursuant to Article VI, Section 6 of the bylaws of the Berkeley Place Condominium Association, as follows:

1. The name of the lienor is **Berkeley Place Condominium Association**, acting on behalf of all unit owners of the Berkeley Place Condominium, a condominium pursuant to a Declaration of Condominium, called the declaration and recorded in the Recorder of Deeds of Cook County on July 20, 2005, as Document Number 0520103000.
2. The name of the owner of the real property described below, against whose interest lienor claims a lien, is **Montell Burnette**.
3. The property subject to the lien claims has the common address of **4322 South Berkeley Avenue, Unit 2, Chicago, IL 60653**, which is legally described as follows:


**UNITS 4322-2 AND GU-4 IN BERKELEY PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7, 8, 9 AND 10 IN SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 2 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN SUBDIVISION BY THE EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN: WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0520103000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY STATE OF ILLINOIS**

4. As provided in the declaration, the owner of the unit is liable for a proportionate share of the common expenses of the condominium equal to 13.6398% of the total amount of the common expenses.
5. As provided in the declaration and in the bylaws of the condominium, amounts assessed as common expenses remaining unpaid constitute a lien against the unit with respect to which the assessment was made.

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- 6. As recited in the deed to the unit, accepted by **Montell Burnette** as grantee, and recorded on January 5, 2006, in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0600543192, the unit is subject to all of the terms and conditions of the declaration and bylaws of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the unit owner.
- 7. **Berkeley Place Condominium Association** claims a lien for unpaid assessments in the sum of \$4228.46, for assessments due through July 31, 2008, along with interest, late charges, reasonable attorney fees incurred, and costs of collections:

Berkeley Place Condominium Association

By:   
Craig Clinton, President

### AFFIDAVIT

STATE OF ILLINOIS     )  
  )  
  ) ss.  
COUNTY OF COOK     )

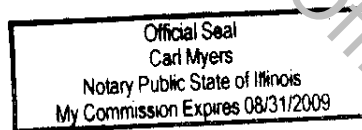
The affiant, CRAIG CLINTON, being first duly sworn on oath, deposes and says that he is the President of BERKELEY PLACE CONDOMINIUM ASSOCIATION, Claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements contained therein are true.

  
Affiant

Subscribed and sworn to before me this

15 day of August, 2008

  
Notary Public



This document has been prepared by and after recording should be returned to:

Carl E. Myers  
The Law Offices of Carl E. Myers  
One East Wacker Drive, Suite 2020  
Chicago, IL 60601

PIN: 20-02-302-045-1004