

# UNOFFICIAL COPY



Doc#: 0835839010 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/23/2008 09:52 AM Pg: 1 of 5

This instrument was prepared  
by and after recording return to:

Michael T. Franz  
Freeborn & Peters LLP  
311 South Wacker Drive  
Suite 3000  
Chicago, Illinois 60606

## NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; Ting Fang Chen; and whom else  
it may concern:

TAKE NOTICE THAT the Sixty Thirty Condominium Association, an Illinois not-for-profit corporation, the undersigned Lienor, has and claims a lien for unpaid common elements charges pursuant to 765 Illinois Compiled Statutes 605/9, and pursuant to Article V, Section 5 of the Declaration of Condominium Ownership for the Sixty Thirty Condominium Association (the "Declaration"), as follows:

1. The name of the lienor is the Sixty Thirty Condominium Association, acting on behalf of all unit owners, a condominium association pursuant to a Declaration of Condominium, called the declaration and recorded on June 28, 2002, in the Recorder's Office of Cook County, Illinois as Document Number 0020719903.
2. The owners of the real property described below, against whose interest the lienor claims a lien, is Ting Fang Chen.
3. The property subject to the lien claimed is Permanent Tax Number 14-05-214-035-1223, commonly known as Unit 1903 in the Sixty Thirty Condominium Association, 6030 N. Sheridan Road, Chicago, Illinois 60660, a condominium as delineated on Plat of Survey of the following described parcel of real estate: See attached Exhibit A.
4. As provided in the Declaration, the owners of Unit 1903 are liable for a proportionate share of the common expenses of the condominium.
5. As provided in the Declaration, and in the bylaws, amounts assessed as common expenses remaining unpaid constitute a lien against Unit 1903 with respect to which the assessment was made.
6. As recited in the deed to Unit 1903, accepted by Ting Fang Chen as grantee, Unit 1903 is held subject to all the terms and conditions contained in the Declaration and By-laws of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the unit's owners.

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7. Common charges, court costs and attorneys fees, in the total amount of \$3,428.56 are and remain due and owing with respect to Unit 1903, which bears interest at the statutory rate.

The undersigned, acting on behalf of all unit owners of the Sixty Thirty Condominium Association, claims a lien on Unit 1903 for the amount of \$3,428.56, plus additional costs, fines, attorneys fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: December 22, 2008

The Sixty Thirty Condominium Association,

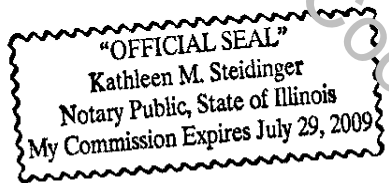
By: Michael T. Franz  
One of Its Attorneys

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STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF COOK         )

I, Kathy M. Steidinger, a notary public in and for said County, in the State aforesaid, do hereby certify that Michael T. Franz, is personally known to me to be an attorney for the Sixty Thirty Condominium Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22<sup>nd</sup> day of December, 2008.



*Kathleen M. Steidinger*  
 Notary Public  
 Commission expires: *July 29, 2009*

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EXHIBIT "A"Legal Description

THAT PART OF THE SOUTH 4.5 FEET OF LOT 2 AND ALL OF LOTS 3, 4, 5, 6 AND 7 IN BLOCK 15 IN COCHRAN'S SECOND ADDITION TO EDGEWATER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE WEST LINE OF LOT 2 AND THE NORTH LINE OF THE SOUTH 4.5 FEET OF LOT 2 OF AFOREMENTIONED COCHRAN'S ADDITION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, BEING ALSO THE EASTERLY LINE OF A 15' PUBLIC ALLEY, A DISTANCE OF 28.86 FEET; THENCE EASTERLY, PERPENDICULAR TO SAID WEST LINE OF LOT 3, A DISTANCE OF 70.11 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING ON THE EXTERIOR SURFACE OF THE 22 STORY SECTION OF THE BUILDING AT 6030 N. SHERIDAN ROAD, THENCE CONTINUING EAST, A DISTANCE OF 34.55 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 2 COURSES AND DISTANCES; THENCE SOUTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 12.86 FEET; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 30.75 FEET TO THE BACK OF A CONCRETE CURB AS MEASURED AND LOCATED ON MARCH 25, 2002; THENCE CONTINUING EAST, A DISTANCE OF 2.15 FEET ALONG SAID CURB LINE FOR THE FOLLOWING 3 COURSES AND DISTANCES; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.92 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 4.17 FEET, FOR AN ARC LENGTH OF 8.11 FEET TO A POINT OF TANGENCY; THENCE EAST ALONG SAID CURB, A DISTANCE OF 7.32 FEET TO WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ALONG SAID WEST LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 213.41 FEET; THENCE WEST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 14.29 FEET TO THE EXTERIOR SURFACE OF THE 1 STORY SECTION OF THE BUILDING AT 6030 N. SHERIDAN ROAD, THENCE CONTINUING WEST ALONG SAID ONE STORY SECTION, A DISTANCE OF 38.37 FEET; THENCE CONTINUING WEST, A DISTANCE OF 26.74 FEET; THENCE NORTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.64 FEET TO THE SOUTH EXTERIOR SURFACE OF SAID 22 STORY SECTION; THENCE CONTINUING NORTH, A DISTANCE OF 14.71 FEET ALONG SAID EXTERIOR SURFACE FOR THE FOLLOWING 4 COURSES AND DISTANCES; THENCE EAST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.63 FEET; THENCE NORTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 165.46 FEET; THENCE WEST ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED

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LINE, A DISTANCE OF 6.52 FEET; THENCE NORTH ALONG A LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.42 FEET TO SAID POINT OF BEGINNING.

COMMONLY KNOWN AS: 6030 North Sheridan Road  
Chicago, Illinois

PART OF PERMANENT INDEX NOS.: 14-05-214-026  
14-05-214-028

Property of Cook County Clerk's Office

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