

UNOFFICIAL COPY



Doc#: 0903618047 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 12:32 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN
TO:

Mary Haggerty
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601

This space reserved for Recorder's use only.

CONDOMINIUM ASSOCIATION NOTICE AND CLAIM FOR LIEN

To: Stavros Kostantopoulos Stavros Kostantopoulos
1741 West Beach Street 5030 West Ainslie Street
Unit 4 Chicago, Illinois 60630
Chicago, Illinois 60622

YOU ARE HEREBY NOTIFIED THAT THE 1741 WEST BEACH CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation ("Claimant") whose business address is 1741 West Beach, Chicago, Illinois 60622, is owed assessments for common expenses and other charges from July 1, 2007 through January 1 2009, as well as legal fees and costs (collectively referred to herein as "Assessments"), from Stavros Kostantopoulos ("Owner") with respect to that certain real property located at 1741 West Beach, Chicago, Illinois 60622 ("Property") as legally described below, which are due and payable pursuant to that certain Declaration of Condominium recorded 10/19/2004, as document number 0429327106, as amended from time to time ("Declaration"). There is due, unpaid and owing to Claimant for Assessments to date the amount of Two thousand eight hundred and seventy-five/100 (\$2,875.00).

Claimant hereby files its Claim for Lien against the Property and any persons claiming to be interested in the Property herein:

Address: 1741 West Beach Street, Unit 4, Chicago, Illinois 60622
Legal Description: SEE ATTACHED EXHIBIT A

There remains due and owing to Claimant after all just credits and set-offs, the sum of Two thousand eight hundred and seventy-five/100 (\$2,875.00) for which Claimant claims a lien on the Property.

Dated at Chicago, Illinois this 5th day of February, 2009.

1741 WEST BEACH CONDOMINIUM ASSOCIATION, an
Illinois not-for-profit corporation

By:


Mary Haggerty, Its President

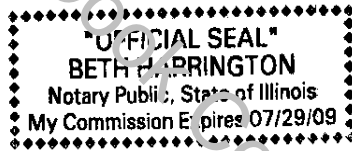
UNOFFICIAL COPY

The affiant, Mary Haggerty, being first duly sworn on oath, deposes and says she is the President of 1741 WEST BEACH CONDOMINIUM ASSOCIATION, that she has been authorized to execute the foregoing Notice and Claim for Lien, and that she has read the foregoing Claim for Lien and knows the contents thereof and that all the statements contained therein are true.

Mary Haggerty
Affiant

Subscribed and sworn to before me this
5th day of February, 2009.

Beth Harrington
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT OF SERVICE

The undersigned, Mary Haggerty, President of 1741 West Beach Condominium Association, being first duly sworn on oath, deposes and states that she served the foregoing CONDOMINIUM ASSOCIATION NOTICE AND CLAIM FOR LIEN by sending a duplicate original thereof to each of the parties to whom the Notice and Claim for Lien is addressed, at the address(es) set forth therein, by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, RESTRICTED DELIVERY, by depositing duplicate originals thereof in the United States mail Depository located at 180 N. LaSalle Street, Chicago, Illinois on **February 5, 2009** on or before 5:00 p.m. with proper postage thereon.

Mary Haggerty
Affiant

Subscribed and sworn to before
me this 5th day of February, 2009

Beth Harrington
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"**

PARCEL 1: UNIT 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1741 WEST BEACH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0429327106, IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

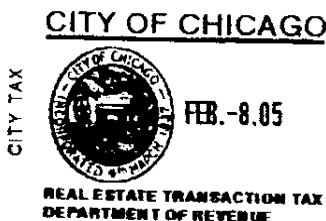
PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO(S). P-4 AND P-5, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EXCLUSIVE USE OF ROOF RIGHT 'C' A, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY ILLINOIS.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.



# 000012636	REAL ESTATE TRANSFER TAX
	0356300
	FP 1030 18