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Doc#: 0910756016 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/17/2009 08:52 AM Pg: 1 of 4

Westridge Realty Management & Co.
5653 N. Ashland Ave.
Chicago, IL 60660
773-728-0200
westridge5653@yahoo.com

**CONDOMINIUM ASSESSMENT
AMENDED LIEN DOC NO. 0903456040**

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

**IN THE OFFICE OF THE
RECORDER OF DEEDS OF
COOK COUNTY, ILLINOIS**

Boundary Park Condominiums/)
Westridge Realty Management & Co.)
 Claimant,)

v.)

Claim for Lien in the amount of **\$15,000.00**,
plus costs and attorney's fees.

Marwan Amarin)
 Debtor.)

Boundary Park Condominiums/Westridge Realty Management & Co. (Claimant), an Illinois corporation, hereby files a Claim for Lien against **Marwan Amarin (Debtor)** of the County of Cook, Illinois, and states as follows:

As of **May 19, 2006**, the said Debtor was the Owner of the following land, to wit:

SEE ATTACHED LEGAL DESCRIPTION (Exhibit A)

and commonly known as **2429 W. Greenleaf Ave. Unit #3, Chicago, IL 60645.**

PERMANENT INDEX NO. **10 36 214 012 1027**

That said Property is subject to a Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. **25268930**. Said Declaration provides for the creation of a Lien for the annual assessment or charges of the **Boundary Park Condominiums/Westridge Realty**

Lien ID: 4736

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Management & Co. and the Special Assessment for capital improvements, together with interest, costs, and reasonable attorney's fees necessary for said collection.

That as of the date hereof, the assessment due, unpaid and owing to the Claimant on account, after allowing all credits with interest, costs, and attorney's fees, the Claimant claims a Lien on said land in the sum of **\$15,000.00**, which sum will increase with the levy of future assessments, costs, and fees of collection, all of which must be satisfied prior to any release of this Lien. That on or about **December 5, 1979**, Owner/Property Manager recorded a Declaration of Condominium Ownership and Bylaws pursuant to the Illinois Condominium Property Act for **2429 W. Greenleaf Ave. Unit #3, Chicago, IL 60645**. That portion of the Property declared to be a Condominium is legally described on Exhibit A attached to this Claim (the "Condominium Property"). The Condominium Property residential units comprise the undivided interests in the Condominium Property as set forth in Exhibit A attached to this Claim. Owner has conveyed condominium units and associated common elements to certain Condominium Unit Owners. The Condominium Unit Owners continue to own respective percentage interests in the Condominium Property as set forth opposite their respective unit number in Exhibit A.

Christopher A. Hansen
As Agent for Claimant

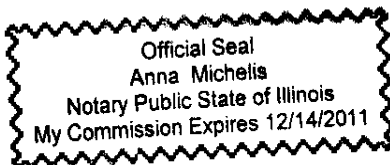
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, being first duly sworn on oath deposes and says he is the agent for **Boundary Park Condominiums/Westridge Realty Management & Co.**, an Illinois corporation, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

Christopher A. Hansen
As Agent for Claimant

SUBSCRIBED and SWORN to before me
This 16th day of April, 2009.

[Signature]
Notary Public



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008343433 F1
STREET ADDRESS: 2429 WEST GREENLEAF

CITY: CHICAGO

COUNTY: COOK

#3

TAX NUMBER: 10-36-214-012-1027

LEGAL DESCRIPTION:

UNIT 2429-3 IN BOUNDARY PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 16, 17, 18, 19, 20, 21, IN THINNE'S ADDITION TO MARGARET MARY MANOR, BEING A SUBDIVISION OF THE SOUTH 330 FEET (MEASURED FROM CENTER OF LUNT AVENUE) OF THE SOUTH 5 ACRES OF THE EAST 24 RODS OF THE NORTH 80 RODS OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREET); IN COOK COUNTY, ILLINOIS, ALSO:

PARCEL 2: THOSE PARTS OF THE VACATED ALLEYS IN THINNE'S ADDITION TO MARGARET MARY MANOR, AFORESAID, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 21 IN THINNE'S ADDITION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF GREENLEAF AVENUE 17 FEET TO THE WEST LINE OF THINNE'S ADDITION AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF THINNE'S ADDITION AFORESAID TO A POINT 8 FEET NORTH OF THE NORTHWEST CORNER OF LOT 1 IN THINNE'S ADDITION AFORESAID; THENCE EAST ALONG A LINE 8 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOTS 1, 2, 3, 4, 5 IN THINNE'S ADDITION AFORESAID; 143 FEET, MORE OR LESS, TO A POINT 10 FEET WEST OF THE EAST LINE OF LOT 5 IN THINNE'S ADDITION AFORESAID PRODUCED NORTH; THENCE NORTH 8 FEET TO THE SOUTH LINE OF LOT 18 IN THINNE'S ADDITION, AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 18, 19, 20 AND 21 IN THINNE'S ADDITION AFORESAID TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21, 124.27 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25268930 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Clerk's Office

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25268930

DECLARATION OF CONDOMINIUM OWNERSHIP
AND BY-LAWS
AND
EASEMENTS, RESTRICTIONS AND COVENANTS
OF
BOUNDARY PARK CONDOMINIUMS



THIS DECLARATION made and entered into by BANK OF RAVENSWOOD, as Trustee under (FNU) Agreement dated August 20, 1979 and known as Trust No. 25-4154 and not individually, for convenience hereinafter referred to as the "Trustee"

WITNESSETH THAT:

WHEREAS, the Trustee is the legal title holder of the following described real estate in the City of Chicago, County of Cook, and State of Illinois:

PARCEL 1

Lots 16, 17, 18, 19, 20 and 21 in Thirne's Addition to Margaret Mary Manor being a subdivision of the South 130 feet (measured from center of Lunt Avenue) of the South 5 acres of the East 76 1/4 of the North 80 Rods of the North East Quarter of Section 36, Township 4 North, Range 13 East of the Third Principal Meridian (except streets) in Cook County, Illinois, also.

PARCEL 2

Those parts of the vacated alleys in Thirne's Addition to Margaret Mary Manor aforesaid described as follows: Commencing at the North West corner of Lot 21 in Thirne's Addition aforesaid, thence West along the South line of Greenleaf Avenue, 16 feet to the West line of Thirne's Addition aforesaid thence South along the West line of Thirne's Addition aforesaid to a point 8 feet North of the North West corner of Lot 18 in Thirne's Addition aforesaid thence East along a line 8 feet North of aforesaid to the North line of Lots 1, 2, 3, 4 and 5 in Thirne's Addition aforesaid 143 feet more or less to a point 10 feet West of the East line of Lot 5 in Thirne's Addition aforesaid thence North thence North 8 feet to the South line of Lot 18 in Thirne's Addition aforesaid thence West along the South line of Lot 18, 19, 20 and 21 in Thirne's Addition aforesaid to the South West corner of said Lot 21, thence North along the West line of said Lot 21, 124.27 feet more or less to the point of beginning all in Cook County, Illinois.

WHEREAS, it is the desire and intention of the Trustee to enable the Property (as hereinafter defined) which includes, but is not limited to, said real estate together with the building, structure, improvements and other permanent fixtures of whatsoever kind now or hereafter thereon, and all rights and privileges belonging or in anywise pertaining thereto to be owned by Trustee and by each successor in interest of Trustee, under that certain type or method of ownership commonly known as "Condominium", and to submit the Property to the provisions to the Condominium Property Act of the State of Illinois, as amended from time to time; and

WHEREAS, the Trustee, acting under direction of the parties authorized to direct the Trustee, has elected by this Declaration to establish, for the benefit of such Trustee and for the mutual benefit of all future Unit Owners or occupants of the Property, or any part thereof, which shall be known as BOUNDARY PARK CONDOMINIUM, or such other name as may be subsequently adopted pursuant to the Act by the Developer or the Board, certain easements and rights in, over and upon said real estate and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof; and

WHEREAS, the Trustee has further elected by this Declaration to declare that the several Unit Owners, occupants, mortgagees and other persons acquiring any interest in the Property shall at all times enjoy the benefits of, and shall at all times hold their interests subject to the rights, easements, privileges and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of ownership; and to facilitate the proper

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