

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )



Doc#: 0915531020 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/04/2009 09:49 AM Pg: 1 of 3

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

Optima Old Orchard Woods Oak Condominium Association, an Illinois not-for-profit corporation, )  
)

Claimant, )  
)

v. )

Amado Pascual & Rosalinda B. Pascual, )  
)

Debtors. )  
)

Claim for lien in the amount of  
\$3,262.24, plus costs and  
attorney's fees

Optima Old Orchard Woods Oak Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Amado Pascual & Rosalinda B. Pascual of the County of Cook, Illinois, and states as follows:

As of April 2009, the said Debtors were the Owners of the following land, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

and commonly known as 9655 Woods Drive Unit 1007, Skokie, IL 60077.

PERMANENT INDEX NO. 10-09-304-999-1189

That said property is subject to a Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Optima Old Orchard Woods Oak Condominium Association and the special assessment for capital improvements, together with interest, costs and reasonable attorney's fees necessary for said collection.

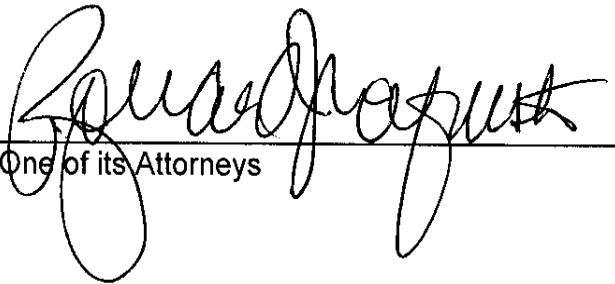
That as of the date hereof, the assessment due, unpaid and owing to the claimant on account, after allowing all credits with interest, costs and attorneys fees, the claimant claims a lien on

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my  
JH

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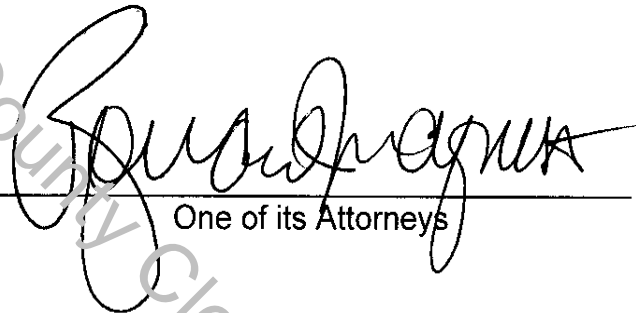
said land in the sum of \$3,262.24, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Optima Old Orchard Woods Oak Condominium Association

By:   
One of its Attorneys

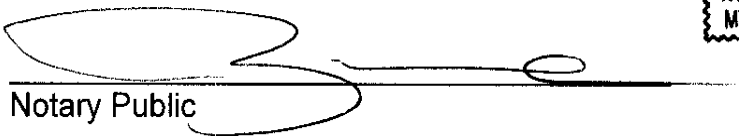
STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

The undersigned, being first duly sworn on oath deposes and says they are the attorney for Optima Old Orchard Woods Oak Condominium Association, an Illinois not-for-profit corporation, the above named claimant, that they have read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of their knowledge.

  
One of its Attorneys

SUBSCRIBED and SWORN to before me  
this 12 day of May, 2009.



  
Notary Public

**MAIL TO:**  
This instrument prepared by:  
Ronald J. Kapustka  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089-2073  
847.537.0983

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UNIT 1007 AND PARKING SPACE P332, IN OPTIMA OLD ORCHARD WOODS OAK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF LOT 2 IN OLD ORCHARD WOODS SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 10, 2006, AS DOCUMENT NO. 0604139025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE 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 RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (a) current general real estate taxes, taxes for subsequent years and special taxes or special assessments; (b) the Act; (c) the Condominium Declaration; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record as of the Closing Date; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or Amendments thereto and any easements provided therefore; (i) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property, (j) roads or highways, if any; (k) Purchaser's mortgage, if any; and (l) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense; (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing; (n) right of repurchase in favor of Grantor pursuant to Paragraph 24 of the Real Estate Agreement entered into between Grantor and Grantee, which right of repurchase expires on June 7, 2007; and (o) Public Record Agreement.