



Doc#: 0916029056 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/09/2009 01:13 PM Pg: 1 of 3

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; US Bank National Association;  
and whom else it may concern:

Please take notice that the Touhy Avenue 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 VI, Section 7 of the Bylaws of the Association, as follows:

1. The name of the lienor is the Touhy Avenue Condominium Association, acting on behalf of all unit owners of Touhy Avenue, a condominium association pursuant to a Declaration of Condominium, called the declaration and recorded in the Recorder's Office of Cook County, Illinois on May 20, 2004.
2. The name of the owner of the real property described below, against whose interest the lienor claims a lien, is US Bank National Association.
3. The property subject to the lien claimed are Permanent Tax Numbers 11-31-202-032-1018, commonly known as Unit 1727-6 in the Touhy Avenue Condominium Association, 1723-1727 W. Touhy Avenue, Chicago, Illinois, a condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lot 5 and the East 400 Feet of Lot 6 in Block 10 in Rogers Park, a Subdivision of the Northeast  $\frac{1}{4}$  and that part of the Northwest  $\frac{1}{4}$  lying East of Ridge Road of Section 31, and the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32 and all of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

4. The purchaser of a condominium unit at a judicial foreclosure sale, other than a mortgagee, who takes possession of a condominium unit pursuant to a court order or a purchaser who acquires title from a mortgagee shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an action to enforce the collection of

# UNOFFICIAL COPY

assessments, and which remain unpaid by the owner during whose possession the assessments accrued. If the outstanding assessments are paid at any time during any action to enforce the collection of assessments, the purchaser shall have no obligation to pay any assessments which accrued before he or she acquired title. 765 ILCS 605/9(g)(4).

5. Pursuant to 765 ILCS 605/9(g)(4), the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an action to enforce the collection of assessments totals \$1,518.00.

The undersigned, acting on behalf of all unit owners of the Touhy Avenue Condominium Association, claims a lien on Unit 1727-6 for the amount of \$1,518.00, plus additional assessments, costs, fines, attorneys fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: June 9, 2009.

Touhy Avenue Condominium Association,

By: Michael T. Franz

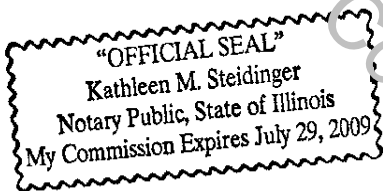
One of its Attorneys

# UNOFFICIAL COPY

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 as an attorney of the Touhy Avenue 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 9<sup>th</sup> day of June, 2009.



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