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Doc#: 0925139065 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2009 04:23 PM Pg: 1 of 4

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; Castlepoint Peoria, LLC; and
whom else it may concern:

Please take notice that the Marquette Row 679 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 Marquette Row 679 Condominium Association, acting on behalf of all unit owners of Marquette Row, a condominium association pursuant to a Declaration of Condominium, called the declaration and recorded in the Recorder's Office of Cook County, Illinois on February 26, 2007.
2. The name of the owner of the real property described below, against whose interest the lienor claims a lien, is Castlepoint Peoria, LLC.
3. The property subject to the lien claimed is Permanent Tax Number 17 08-222-038-1007, commonly known as Unit 3S in the Marquette Row 679 Condominium Association, 679 North Peoria, Chicago, Illinois, 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 owner of the unit is liable for a proportionate share of the common expenses of the association.
5. As provided in the declaration, and in the bylaws, amounts assessed as common expenses remaining unpaid constitute a lien against the unit with respect to which the assessment was made.
6. As recited in the deed to the unit, accepted by Castlepoint Peoria, LLC as grantee, the unit is held subject to all the terms and conditions contained in the declaration and bylaws of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the unit's owner.

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7. Pursuant to the bylaws of the condominium, upon default all other monthly payments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable.
8. The following common charges, fines and fees in the total amount of \$2,804.00 are and remain due and owing with respect to the unit, which bears interest at the statutory rate.

The undersigned, acting on behalf of all unit owners of the Marquette Row 679 Condominium Association, claims a lien on Unit 3S for the amount of \$2,804.00, plus additional assessments, costs, fines, attorneys fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: September 8, 2009

Marquette Row 679 Condominium Association,

Michael T. Franey
By: _____
One of its Attorneys

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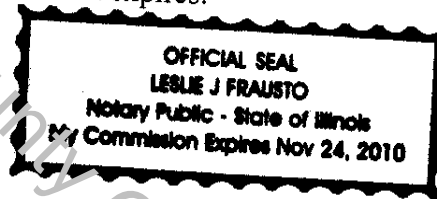
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Leslie Frausto, 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 Marquette Row 679 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 8th day of September, 2009.

Leslie J Frausto

Notary Public
Commission expires:



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THAT PART OF A TRACT OF LAND COMPRISED OF THE SOUTH 15-6/12 FEET OF LOT 2 AND ALL OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, AND 11 IN PHILLIPS AND FAY'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THAT PART OF BLOCK 10 IN RIDGELY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF BLOCK 10; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 10, A DISTANCE OF 116.61 FEET TO THE NORTHEASTERLY CORNER OF LOT 7 IN PHILLIPS AND FAY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 10, A DISTANCE OF 70.32 FEET TO A POINT 6.00 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE FOOTING OF THE SOUTHWESTERLY RETAINING WALL OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE NORTHWESTERLY PARALLEL WITH THE FOOTING OF SAID RETAINING WALL, A DISTANCE OF 81.04 FEET, MORE OR LESS TO A LINE PARALLEL WITH AND 6.00 FEET DISTANT WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE FOOTING OF THE WESTERLY RETAINING WALL, EXTENDED SOUTHERLY, OF SAID RAILWAY COMPANY; THENCE NORTHERLY PARALLEL WITH THE FOOTING OF THE LAST SAID RETAINING WALL, AND THE SAME EXTENDED, A DISTANCE OF 49.5 FEET, MORE OR LESS TO THE NORTHERLY LINE OF SAID BLOCK 10; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID BLOCK 10, A DISTANCE OF 23.37 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST HURON STREET WITH THE EAST LINE OF NORTH PEORIA STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, BEING THE ASSUMED BEARING OF THE SAID EAST LINE OF NORTH PEORIA STREET, COINCIDENT WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 144.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, A DISTANCE OF 104.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 17.03 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 57.36 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, A DISTANCE OF 21.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 8.50 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, A DISTANCE OF 104.66 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 48.83 FEET TO THE POINT OF BEGINNING.

RECEIVED IN BMD CONDITION