

# UNOFFICIAL COPY



STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

Doc#: 1003245057 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2010 01:17 PM Pg: 1 of 3

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

For Use By Recorder's Office Only

7039-43 West Grand Condominium Association )

Claimant, )

v. )

Rafael Ortega )

Debtor(s) )

Claim for lien in the amount of  
\$2,062.98, plus costs and  
attorney's fees

7039-43 West Grand Condominium Association, hereby files a Claim for Lien against Rafael Ortega of the County of Cook, Illinois, and states as follows:

As of December 2009, the said Debtor(s) was/were the owner(s) of the following land, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 7039-43 W. Grand Avenue, #4A & P-9, Chicago, IL 60707. ✓

PERMANENT INDEX NO. 13-31-102-001-0000 ✓

That said property is subject to a Declaration of SSSSS 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 7039-43 West Grand 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

S ✓  
P 3  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

# UNOFFICIAL COPY

said land in the sum of \$2,062.98, 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.

7039-43 West Grand 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 7039-43 West Grand Condominium Association, 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 15 day of January, 2010.

\_\_\_\_\_  
Notary Public



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

**UNOFFICIAL COPY**

## LEGAL DESCRIPTION

## PARCEL 1:

UNIT 4A IN THE 7039-43 W. GRAND AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0708922106 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

## PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER 9 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0708922106.

P.I.N.: 13-31-102-001-0000

COMMONLY KNOWN AS: UNIT NO. 4A  
7039-43 W. GRAND AVE, CHICAGO, IL 60707

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.