



Doc#: 1006303051 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/04/2010 03:37 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

P.I.N: 17-10-126-011-1058

Property of Cook County Clerk's Office

NOTICE OF LIEN

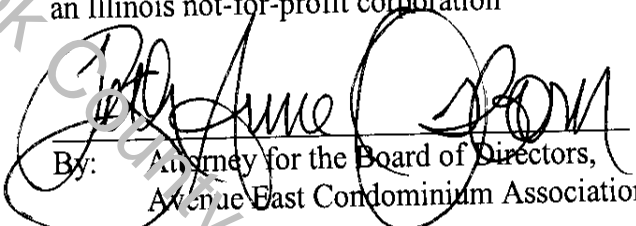
KNOW ALL MEN BY THESE PRESENTS, that the AVENUE EAST CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against **Roger Herforth** upon the property described on the attached legal description and commonly known as **160 E. Illinois Street, Unit 1804, Chicago, Illinois 60611.**

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as Avenue East Condominium Association, recorded with the Recorder of Deeds of Cook County, Illinois. The Declaration and Section 9(g) of the Illinois Condominium Property Act provide for a creation of a lien for unpaid

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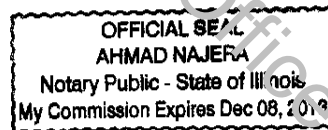
common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of \$3,484.61 through March 1, 2010. Each monthly assessment, parking and late charge thereafter are in the sum of \$439.53, \$45.00 and \$100.00 per month, respectively, or such other assessments and charges which may be determined by the Board of Directors. Said assessments, together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

AVENUE EAST CONDOMINIUM
ASSOCIATION,
an Illinois not-for-profit corporation

By: 
Attorney for the Board of Directors,
Avenue East Condominium Association

Subscribed and Sworn to before me this
4th day of March, 2010.


NOTARY PUBLIC



PREPARED BY AND RETURN TO:

Beth Anne Osborn
LEVENFELD PEARLSTEIN, LLC
Attorneys for Avenue East Condominium Association
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602
(312) 346-8380

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1804 IN AVENUE EAST CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST ½ OF LOT 10 AND ALL OF LOTS 11 AND 12 IN THE SUBDIVISION OF BLOCK 18 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR AVENUE EAST CONDOMINIUM RECORDED AS DOCUMENT NO. 0725315094, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NO. 705, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NO. 88, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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.