

# UNOFFICIAL COPY



Doc#: 1011934075 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/29/2010 03:09 PM Pg: 1 of 4

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

P.I.N. 17-22-105-013, -014, -015, -016, -017 and 17-22-105-040 (underlying tax numbers)

Property of Cook County Clerk's Office

### NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that **THE 1400 MUSEUM PARK CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against **CLYDE PROCTOR** upon the property described on the attached legal description and commonly known as **100 E. 14th STREET, UNIT 1205, CHICAGO, IL 60605.**

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as The 1400 Museum Park 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

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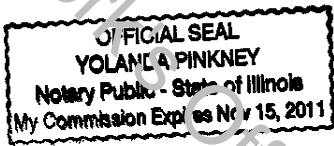
for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of \$1,414.40 through April 15, 2010. Each monthly assessment, parking and late charge thereafter are in the sum of \$629.63, \$81.62, \$25.00 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.

**THE 1400 MUSEUM PARK  
CONDOMINIUM ASSOCIATION,**  
an Illinois not-for-profit corporation

*Beth Anne Osborn*  
By: \_\_\_\_\_  
Attorney for the Board of Directors,  
The 1400 Museum Park  
Condominium Association

Subscribed and Sworn to before me this  
*29<sup>th</sup>* day of *April*, 2010.

*Yolanda Pinkney*  
NOTARY PUBLIC



**PREPARED BY AND RETURN TO:**

Beth Anne Osborn  
LEVENFELD PEARLSTEIN, LLC  
Attorneys for The 1400 Museum Park Condominium Association  
2 North LaSalle Street, Suite 1300  
Chicago, Illinois 60602  
(312) 346-8380

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## LEGAL DESCRIPTION

COMMON ADDRESS: 100 E. 14th Street, UNIT 1205, CHICAGO, IL 60605

PIN: 17-22-105-013, -014, -015, -016, -017 and 17-22-105-040 (underlying tax numbers)

**PARCEL 1:  
UNIT 1205 AND GU-189 AND GU-190 IN THE 1400 MUSEUM PARK CONDOMINIUMS, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

**LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S  
SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN (ALSO KNOWN AS PROPOSED LOT 1 IN THE 1400 MUSEUM PARK  
ESUBDIVISION), TOGETHER WITH**

**(Air Rights Parcel) THAT PART OF LOT B IN HOUGHTON'S SUBDIVISION LYING ABOVE A  
HORIZONTAL PLANE HAVING AN ELEVATION OF +73.70 FEET ABOVE CHICAGO CITY DATUM,  
IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE  
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED APRIL 1, 1904 IN BOOK 28 OF PLATS, PAGE 1, AS DOCUMENT NUMBER 3517678, IN  
COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE PARCELS NOTED AS EXCEPTION  
PARCEL "A" AND EXCEPTION PARCEL "B" DESCRIBED BELOW, IN COOK COUNTY ILLINOIS:**

EXCEPTION PARCEL "A"

THAT PART OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES  
BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET  
CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.70  
FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED  
VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT  
7; THENCE NORTH 89°57'29" EAST ALONG THE SOUTH LINE OF SAID LOT 7, 43.53 FEET; THENCE  
NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.97 FEET; THENCE WEST 7.19 FEET;  
THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST  
0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET;  
THENCE EAST 14.48 FEET; THENCE NORTH 8.87 FEET; THENCE WEST 16.66 FEET; THENCE NORTH  
20.55 FEET; THENCE WEST 1.41 FEET; THENCE NORTH 19.29 FEET; THENCE EAST 9.52 FEET;  
THENCE NORTH 6.25 FEET; THENCE EAST 7.69 FEET; THENCE NORTH 5.22 FEET; THENCE WEST 2.44  
FEET; THENCE NORTH 11.68 FEET; THENCE WEST 18.43 FEET; THENCE NORTH TO THE NORTH LINE  
OF SAID LOT 6, 22.46 FEET; THENCE SOUTH 89°57'29" WEST, 42.48 FEET TO THE NORTHWEST  
CORNER OF SAID LOT 6; THENCE SOUTH 00°00'41" WEST ALONG THE WEST LINE OF SAID LOTS  
186.07 FEET TO THE POINT OF BEGINNING;

ALSO

THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO  
CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS  
FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7  
WHICH BEARS NORTH 89°57'29" EAST, 43.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT  
7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST  
LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH  
89°57'29" EAST, 53.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH  
23.69 FEET AT THE ELEVATION OF 36.77 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING  
ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND  
LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE  
WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 IN CHARLES  
SHERMAN'S SUBDIVISION WHICH BEARS NORTH 89°57'29" EAST, 42.48 FEET EAST OF THE  
NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 35.70 FEET  
CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF  
LOT 6 WHICH BEARS NORTH 89°57'29" EAST, 60.91 FEET EAST OF THE NORTHWEST CORNER OF

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SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 32.64 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.15 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89°57'29" EAST ALONG THE SOUTH LINE OF LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.97 FEET; THENCE WEST 7.19 FEET, THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8.87 FEET; THENCE EAST 3.70 FEET; THENCE SOUTH 8.87 FEET; THENCE WEST 3.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (EXCEPTION PARCEL "A" ALSO KNOWN AS PROPOSED LOT 2 IN THE 1400 MUSEUM PARK RESUBDIVISION.)

## EXCEPTION PARCEL "B"

THAT PART OF LOT 6 IN SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.94 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.45 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00°00'58" EAST ALONG THE EAST LINE OF SAID LOTS, 52.81 FEET TO THE POINT OF BEGINNING; THENCE WEST 24.92 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 21.73 FEET, AN ARC LENGTH OF 5.62 FEET, A CHORD DISTANCE OF 5.61 FEET, AND CHORD BEARING NORTH 07°24'38" WEST TO A POINT OF TANGENCY; THENCE NORTH 48.18 FEET; THENCE EAST TO THE EAST LINE OF SAID LOTS, 25.66 FEET; THENCE SOUTH 53.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTION PARCEL "B" ALSO KNOWN AS PROPOSED LOT 3 IN THE 1400 MUSEUM PARK RESUBDIVISION);

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0812216018, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-55, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0812216018.

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, 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.