

UNOFFICIAL COPY



Doc#: 1027734043 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2010 10:34 AM Pg: 1 of 3

To: The Recording Officer of Cook County, Illinois, Dmitry Kovalenko, and whom else it may concern:

Notice is given that 1728 N. Wilmot Condominium Association, the undersigned lienor, has and claims a lien for unpaid common charges collected as monthly Association fees pursuant to 765 ILCS 605/9, and pursuant to Article XIV of the bylaws of 1728 N. Wilmot Condo Association, as follows:

1. The name of the lienor is Peter Boyle, acting on behalf of all unit owners of 1728 N. Wilmot Condominium Association, a condominium pursuant to a Declaration of Condominium, called the declaration and recorded on November 8, 2005, as document number 053120,047 in the office of the Recorder of Deeds of Cook County, Illinois.
2. The name of the owner of the real property described below, against whose interest lienor claims a lien, is Dmitry Kovalenko, and his monthly assessment fee is \$152.00, assessed quarterly in the amount of \$456.00. The monthly assessment fee for all owners is subject to change.
3. The property subject to the lien claimed is that portion of 1728 N. Wilmot Condominium Association designated as Unit 1E in the declaration and on the floor plan of the building recorded contemporaneously with and as a part of the declaration.
4. As provided in the declaration, the owner of the unit is liable for a proportionate share of the common expenses of the condominium equal to \$152.00 as a monthly assessment fee and collected quarterly in the amount of \$456.00.
5. As provided in the declaration, and in the bylaws of the condominium, 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 Dmitry Kovalenko as grantee, and recorded on July 7, 2007 in the office of the Recorder of Deeds of Cook County, Illinois. The Property Identification Number ("PIN") for unit 1E is 14-31-322-040-1001. 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 owner.

UNOFFICIAL COPY

LEGAL DESCRIPTION

Address: 1728 N. Wilmot, Chicago, Illinois

LOT FIVE (5) IN THE SUBDIVISION OF LOTS 42 TO 48 IN BLOCK FIVE (5) IN BRADWELL'S ADDITION IN SOUTH PART OF EAST HALF OF SOUTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14), EAST OF THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

UNOFFICIAL COPY

7. Common charges and attorney's fees in the total amount of \$3,031.25 are and remain due and owing with respect to the unit:

Dates	Quarterly Assessment Fee	Amount Due
1/1/10-3/31/10	\$456.00	\$456.00
4/1/10-6/30/10	\$456.00	\$456.00
7/1/10-9/30/10	\$456.00	\$456.00
Special Assessment 4/2010	\$547.00	\$547.00
Special Assessment 4/2010	\$610.00	\$610.00
Attorney's Fees as of 9/29/10	\$506.25	\$506.25

The undersigned, acting on behalf of all unit owners of 1728 N. Wilmot Condominium Association, claims a lien on Unit 1E until all amounts for unpaid common charges, accrued interest, late fees and attorney's fees are paid.

Dated: 9/29/10

P. J. Boyle
Signature

On behalf of 1728 N. Wilmot Condominium Association

Peter J. Boyle, President
Print name and position

State of Illinois, County of Cook

This instrument was acknowledged before me on 29th September, 2010 by Peter Boyle

(Seal) *[Signature]*
(Signature of Notary Public)

