

# UNOFFICIAL COPY



STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

Doc#: 1028510045 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/12/2010 02:35 PM Pg: 1 of 4

P.I.Ns: 17-10-122-025-1378

Property of Cook County Clerks Office

## NOTICE OF LIEN

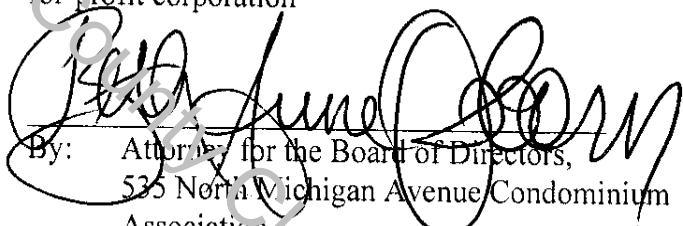
KNOW ALL MEN BY THESE PRESENTS, that the 535 North Michigan Avenue CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against **KELLY STROHM and PHILIP W. STEWART**; upon the property described on the attached legal description and commonly known as **535 NORTH MICHIGAN AVENUE, UNIT 2709, CHICAGO, ILLINOIS 60611**.

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as 535 North Michigan Avenue Condominium Association, recorded with the Recorder of Deeds of Cook County, Illinois.

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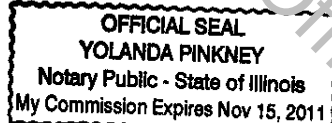
The Declaration and Section 9(g) of the Illinois Condominium Property Act provide for a creation of a lien for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees necessary 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 \$3,378.88 through October 1, 2010. Each monthly assessment and late charge thereafter are in the sum of \$584.01 and \$50.00 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.

535 NORTH MICHIGAN AVENUE  
 CONDOMINIUM ASSOCIATION, an Illinois not-  
 for-profit corporation

  
 By: Attorney for the Board of Directors,  
 535 North Michigan Avenue Condominium  
 Association

Subscribed and Sworn to before me this  
 12<sup>th</sup> day of October, 2010.

  
 NOTARY PUBLIC



PREPARED BY AND RETURN TO:

Beth Anne Osborn  
 LEVENFELD PEARLSTEIN, LLC  
 Attorneys for 535 North Michigan Avenue Condominium Association  
 2 North LaSalle Street, Suite 1300  
 Chicago, Illinois 60602  
 (312) 346-8380

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## LEGAL DESCRIPTION

**COMMON ADDRESS: 535 NORTH MICHIGAN AVENUE, UNIT 2709, CHICAGO, ILLINOIS 60611**

**P.I.N. 17-10-122-025-1378**

**PARCEL A:**

**UNIT NUMBER 2709 IN 535 MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING PROPERTY (COLLECTIVELY REFERRED TO AS 'PARCEL'):**

**PARCEL 1:**

**LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH ½ AND THE EAST 100 FEET OF THE NORTH ½ OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**PARCEL 2:**

**LOTS 8 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH ½ AND THE EAST 100 FEET OF THE NORTH ½ OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 3:**

**LOT 7 IN W. L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 OF THE WEST 200 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**PARCEL 4:**

**THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT 18318484, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25290228 AND FILED AS DOCUMENT NO. LR 3137574, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 'B':**

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**EASEMENT FOR THE BENEFIT OF PARCEL 'A' FOR INGRESS AND EGRESS AND SUPPORT AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT 25298696 AND FILED AS DOCUMENT NO. LR 3138565.**

Property of Cook County Clerk's Office