

# UNOFFICIAL COPY



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

Doc#: 1031631081 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/12/2010 03:58 PM Pg: 1 of 3

P.I.N: 24-16-301-047-1047

Property of Cook County Clerk's Office

## NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the EAGLE RIDGE II HOMEOWNERS ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against **ROBERT S. PILNY and BERNADETA G. PILNY** upon the property described on the attached legal description and commonly known as **10740 SOUTH WASHINGTON STREET, UNIT 301, OAK LAWN, ILLINOIS 60453.**

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as Eagle Ridge II Homeowners Association, recorded with the Recorder of Deeds of Cook County, Illinois. The Declaration and Section

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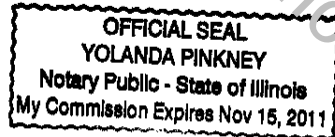
9(g) of the Illinois Condominium Property Act provide for a creation of a lien for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees necessary for collection. The balance 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 \$732.00 through November 1, 2010. Each monthly assessment and late fee, thereafter are in the sum of \$194.00 and \$75.00 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.

EAGLE RIDGE II HOMEOWNERS ASSOCIATION, an Illinois not-for-profit corporation

*[Signature]*  
 By: Attorney for the Board of Directors,  
 Eagle Ridge II Homeowners Association

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

*[Signature]*  
 NOTARY PUBLIC



PREPARED BY AND RETURN TO:

Beth Anne Osborn  
 LEVENFELD PEARLSTEIN, LLC  
 Attorneys for Eagle Ridge II Homeowners Association  
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 Chicago, Illinois 60602  
 (312) 346-8380

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## LEGAL DESCRIPTION

COMMON ADDRESS: 10740 SOUTH WASHINGTON STREET, UNIT 301, OAK LAWN,  
ILLINOIS 60453

PIN: 24-16-301-047-1047

PARCEL 1: UNIT 10740-301 IN EAGLE RIDGE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN EAGLE RIDGE SUBDIVISION PHASE ONE BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0020706443; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE "R" AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #0020706443.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD AND GENERAL TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS.

Cook County Clerk's Office