

# UNOFFICIAL COPY



Doc#: 1032610020 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/22/2010 10:45 AM Pg: 1 of 3

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

P.I.N: 14-29-315-094-1009

Property of Cook County Clerk's Office

## NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the PIANO FACTORY TOWNHOME CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against **Michael Platt and Amy Platt** upon the property described on the attached legal description and commonly known as **2501 N. Wayne Avenue, Unit 9, Chicago, Illinois 60614.**

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as Piano Factory Townhome 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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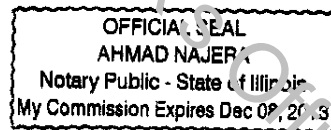
for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of \$3,785.82 through November 8, 2010. Each monthly assessment, reserve assessment, roof reserve assessment, and late charge thereafter are in the sum of \$290.06, \$77.80, \$465.99 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.

PIANO FACTORY TOWNHOME  
 CONDOMINIUM ASSOCIATION,  
 an Illinois not-for-profit corporation

*Beth Anne Osborn*  
 By: \_\_\_\_\_  
 Attorney for the Board of Directors,  
 Piano Factory Townhome Condominium  
 Association

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

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC



PREPARED BY AND RETURN TO:

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

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## LEGAL DESCRIPTION

Parcel 1: Unit 9 together with its undivided percentage interest in the common elements in Piano Factory Townhouse Condominium, as delineated and defined in the Declaration recorded as document number 89253514, as amended from time to time, in the East 1/2 of the Southwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2: Easements appurtenant to and for the benefit of Parcel I as set forth and defined in the Declaration of Easements recorded as Document Number 88113935, for ingress and egress all in Cook County, Illinois,