



Doc#: 1102518093 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2011 04:22 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

NOTICE OF LIEN

Board of Managers of Marina Towers
Condominium Association, Claimant v.
Steve J. Berek, unknown owners, unknown occupants and non-record claimants.

Notice is hereby given that:

1. The Board of Managers of Marina Towers Condominium Association claims a lien against Unit 5030 of Marina Towers Condominium for unpaid Assessments, late fees, attorneys' fees and other fees authorized under the Condominium Property Act and levied by Marina Towers Condominium Association against Unit 5030. The Unit is located at the address commonly known as 300 North State Street, Chicago, Cook County Illinois 60654 (sometimes referred to as the "Property"). The legal description for Unit 5030 is attached to this Notice as Exhibit "A."
2. The Declaration of Condominium Ownership for the Marina Towers Condominium Association ("Declaration") was recorded with the Recorder of Deeds of Cook County, Illinois on December 15, 1977 as document number 24238692.
3. The person(s) with an ownership interest in Unit 5030 at Marina Towers Condominium Association are Steve J. Berek, unknown owners, unknown occupants and non-record claimants.
4. The condominium assessments, late charges, attorneys' fees and costs were unpaid and became delinquent in November 2010 and have been continuously delinquent during the period between November 2010 and January 2011.
5. As a result, pursuant to Section 9(g) of the Condominium Property Act, Claimant has had a lien continuously on said property since November 2010.
6. The amount Claimant demands for unpaid condominium assessments, attorneys' fees and late charges authorized under the Condominium Property Act in connection with Unit 5030 is \$1,654.96 as of January 14, 2011. No part of it has been paid.
7. Claimant has a lien right to the aforesaid amount pursuant to Section 10 of said Declaration, which provides in part that:

If any Unit owner shall fail or refuse to make any such payment of the common expenses when due, the amount thereof together with interest thereon at the rate of 8% per annum, or such greater percentage as may then be permitted under the law of the State of Illinois, after said common expenses become due and payable, shall constitute a lien on the interest of such Unit Owner in the Property as provided in the Act, provided, however, that such lien shall be subordinate to the lien of a *prior recorded first mortgage* on the interest of such Unit Owner, owned or held by a bank, insurance company or institutional investor...." (*emphasis supplied*).

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8. Claimant also has a lien right to the aforesaid amount pursuant to Section 9(g) of the Illinois Condominium Property Act.

9. That Section 9(g) of the Condominium Property Act also provides:

(g) Lien.

(1) If any unit owner shall fail or refuse to make any payment of the common expenses or the amount of any unpaid fine when due, the amount thereof together with any interest, late charges, reasonable attorney fees incurred enforcing the covenants of the condominium instruments, rules and regulations of the board of managers, or any applicable statute or ordinance, and costs of collections shall constitute a lien on the interest of the unit owner in the property prior to all other liens and encumbrances, recorded or unrecorded, except only... (b) encumbrances on the interest of the unit owner recorded prior to the date of such failure or refusal which by law would be a lien thereon prior to subsequently recorded encumbrances. (*emphasis supplied*).

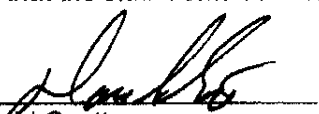
10. There is now due and remaining unpaid pursuant to this Notice of Lien after deducting all just credits, and offsets, the sum of \$1,654.96 as of January 14, 2011. In that amount, Claimant claims a lien upon Unit #030.

11. The address of Claimant is 300 North State Street, Chicago, Illinois 60654.


MARINA TOWERS CONDOMINIUM ASSOCIATION

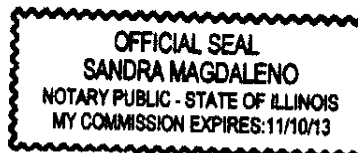
By: 
David Gantt

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned being a duly authorized agent of the Defendant Marina Towers Condominium Association certifies that the statements set forth in this Notice of Lien are true and correct.

By: 
David Gantt

Subscribed and Sworn to before me
this 25 day of January, 2011.


Notary Public



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Prepared By / Return To:

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Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****Legal Description: PARCEL 1:**

UNIT S030 AS DELINEATED ON SURVEYS OF LOT 1 AND LOT 2 OF HARPER'S RESUBDIVISION OF PART OF BLOCK 1 IN ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF A PART OF BLOCK 1 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF CERTAIN VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, WHICH SURVEYS ARE ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY MARINA CITY CORPORATION AND RECORDED DECEMBER 15, 1977 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24238692, TOGETHER WITH AN UNDIVIDED .00127 PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP (EXCEPTING THEREFROM SAID PROPERTY ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEYS) SITUATED IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN DOCUMENT RECORDED AS NO. 24238692 AND ALSO CREATED BY DEED FROM MARINA CITY CORPORATION TO IRVING WEIN AND ZAHAVA WEIN, RECORDED AS DOCUMENT NUMBER 24368936 FOR ACCESS TO AND FROM COMMON ELEMENTS DEFINED THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED IN GRANTS AND RESERVATIONS OF ELEMENTS RECORDED AS DOCUMENT NUMBER 24238691, AND AS CREATED BY DEED FROM MARINA CITY CORPORATION, TO IRVING WEIN AND ZAHAVA WEIN RECORDED AS DOCUMENT NUMBER 24368936, FOR ACCESS TO AND FROM "EXCLUSIVE EASEMENT AREAS" AND "COMMON EASEMENT AREAS", DEFINED THEREIN.

Permanent Index #'s: 17-09-410-014-1811 Vol. 0S01

Property Address: 300 North State Street #S030, Chicago, Illinois 60610

