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STATE OF ILLINOIS )  
COUNTY OF COOK )

Doc#: 1109619002 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/06/2011 08:33 AM Pg: 1 of 3

IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
COOK COUNTY, ILLINOIS

For Use By Recorder's Office Only

SOUTHGATE TOWNHOME ASSOCIATION, )  
Claimant )  
v. )  
IRIS M. SANTANA, )  
Debtor(s). )

Claim for lien in the amount of  
\$2,405.93, plus costs and  
attorney's fees

Southgate Townhome Association hereby files a Claim for Lien against Iris M. Santana of the County of Cook, Illinois, and states as follows:

As of March 21, 2011, the said debtor(s) were the owner(s) of the following land, to wit:

SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 579 East Avenue, Streamwood, IL 60107.

PERMANENT INDEX NO. 06-24-410-065

That said property is subject to a Declaration of Condominium Ownership recorded in the office of the Recorder of Deeds of Cook County, Illinois. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Southgate Townhome Association and the special assessment for capital improvements, together with interest, costs and reasonable attorney's fees necessary for said collection.

That as of the date hereof, the assessment due, unpaid and owing to the claimant on account, after allowing all credits with interest, costs and attorneys fees, the claimant claims a lien on

Yes/No  
S P S M SC E INT  
Yes/No  
Yes/No  
Yes/No  
Yes/No  
Yes/No  
Yes/No

CSOU003-61065

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said land in the sum of \$2,405.93, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Southgate Townhome Association

By: *Ronald J. Kapustka*  
One of its Attorneys

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

The undersigned, being first duly sworn on oath deposes and says they are the attorney for Southgate Townhome Association, the above named claimant, that they have read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of their knowledge.

*Ronald J. Kapustka*  
One of its Attorneys

SUBSCRIBED and SWORN to before me  
this 21<sup>st</sup> day of March, 2011.

*Timothy I. Massat*  
Notary Public



**MAIL TO:**  
This instrument prepared by:  
Ronald J. Kapustka  
Kovitz Shifrin Nesbit  
750 West Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089-2073  
847.537.0983

*Handwritten note:* MAIL TO: [unclear]

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## Exhibit "A" - Legal Description

PARCEL E57B THAT PART OF LOT 36 IN BLOCK 10 IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1996 AS DOCUMENT NUMBER 88262751, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 36, BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 438.00 FEET, THE CHORD THEREOF HAVING A BEARING OF N48°01'41"W AND A LENGTH OF 45.03 FEET, AN ARC-DISTANCE OF 45.05 FEET TO A POINT; THENCE N33°35'19"E, A DISTANCE OF 59.54 FEET TO A POINT; THENCE S66°27'38"E, A DISTANCE OF 47.11 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 36; THENCE S35°44'17"W ALONG SAID SOUTHEAST LOT LINE, A DISTANCE OF 65.41 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2 INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL E57B AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432148081

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432148081, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Cook County Clerk's Office