



Doc#: 1118931094 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/08/2011 05:00 PM Pg: 1 of 3

STATE OF ILLINOIS)
)
COUNTY OF COOK)
)

NOTICE AND CLAIM FOR LIEN

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

ASTOR CONDOMINIUMS ASSOCIATION,)
An Illinois not-for-profit Corporation)
)
Claimant,)

v.)

Claim for Lien
in the Amount of
\$ 22,868. plus
interest, costs and
\$300.00 attorney
fees

RICHARD C. REGAN, JR. and ANGELA REGAN,)
Respondent,)

PLEASE TAKE NOTICE that Claimant, Astor Condominiums Association, an Illinois not-for-profit Corporation, hereby files a Notice and Claim for Lien against Richard C. Regan, Jr. and Angela Regan, and the real estate legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AS EXHIBIT A.

UNOFFICIAL COPY

That the said property is subject to a Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, and notice is hereby given to the owner and to any and all other persons who may be interested, that a lien has been created upon the interest of the property owner of the aforesaid condominium unit, as provided by the "Condominium Property Act" of the State of Illinois and by the terms of said Declaration of Condominium, by reason of the fact that the Assessments remain unpaid on the date hereof.

That the balance of the assessments due, unpaid and owing to the Claimant on account thereof, after allowing all credits, is in the amount of \$ 22,868 plus interest thereon, plus costs and reasonable attorney's fees of \$300.00, for which the Claimant claims a lien on said land and improvements.

Dated this 7th day of July 2011

P.I.N. 17-03-113-021-1001
54 East Division, Unit G
Chicago, Illinois

Astor Condominiums Association, an Illinois
Not-for-profit Corporation

By: [Signature]
Jerry Lasky, President

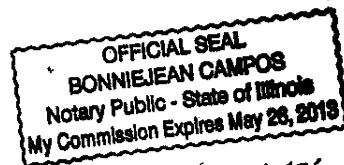
CERTIFICATION BY VERIFICATION

JERRY LASKY, being first duly sworn, do both depose and states that he has executed the foregoing Notice and Claim for Lien on behalf of Astor Condominiums Association, the above named Claimant; that she has read the foregoing Notice and Claim for Lien, know the contents thereof, and that all statements herein contained are true and correct to the best of her knowledge and belief.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this Certification by Verification are true and correct.

[Signature]
Jerry Lasky

THIS INSTRUMENT WAS PREPARED BY:
Sanford Kahn, Ltd.
180 N. LaSalle Street
Suite 2025
Chicago, Illinois 60601
(312) 263-6778



Bonniejean Campos
Notary Public for
Cook County, Illinois
July 7th, 2011

UNOFFICIAL COPY

1201 N. Astor
Unit G
Chicago, IL
60610

54 E. Division St
Unit G
Chicago 60610

Legal Description:

G

UNIT ~~988~~ IN THE ASTOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF LOTS 13 AND 14 (EXCEPT THAT PART TAKEN FOR WIDENING OF BISHOP, OTHERWISE KNOWN AS DIVISION STREET) IN BLOCK 9 IN H.O. STONES SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 15.88 FEET NORTH OF THE SOUTH LINE OF LOT 12; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 12 AND 13 A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 53.57 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 101.04 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ASTOR STREET; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF ASTOR STREET, A DISTANCE OF 56.17 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 42.92 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE 2.10 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 82.44 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99732987, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 12, 1998 AND RECORDED MAY 12, 1998 AS DOCUMENT 98391702 FROM CREATIVE DESIGNS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO WILLIAM C. GALT FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE ACCESS FOR PEDESTRIAN TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF LOT 13 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 13; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG A LINE 9.12 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 13, A DISTANCE OF 8.97 FEET TO THE CORNER OF A 2-1/2 STORY BRICK BUILDING AT 1205-07 N, ASTOR STREET; THENCE EAST ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 20.31 FEET; THENCE SOUTH ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 0.73 FEET; THENCE EAST ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 6.62 FEET; THENCE NORTH ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 0.73 FEET; THENCE EAST ALONG THE WALL OF SAID BUILDING, A DISTANCE OF 1.15 FEET; THENCE SOUTH TO A LINE 11.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 13, A DISTANCE OF 2.42 FEET; THENCE CONTINUING WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 13, TO THE INTERSECTION WITH THE WESTERLY LINE OF LOT 13; THENCE NORTH ALONG THE WEST LINE OF LOT 13, A DISTANCE OF 2.41 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 9 IN H.O. STONES SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

~~THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 557 LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99732988.~~

17-03-113-021-1001
PIN#