

# UNOFFICIAL COPY



Doc#: 1124355069 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2011 04:04 PM Pg: 1 of 2

## LIEN FOR NON PAYMENT OF COMMON EXPENSE ASSESSMENTS PARK MEADOWS CONDOMINIUM ASSOCIATION LIEN FOR NONPAYMENT OF COMMON EXPENSE ASSESSMENTS

The undersigned claimant, PARK MEADOWS CONDOMINIUM ASSOCIATION of Rolling Meadows, Illinois by John H. Zelenka, Attorney at Law, its duly authorized agent, makes the following statement and claims a lien on the following described property pursuant to DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARK MEADOWS CONDOMINIUM Paragraph 10 Common Expenses and Paragraph 19 Remedies:

UNIT 3-F IN PARK MEADOWS CONDOMINIUM, AS DELINEATED ON SURVEY OF LOT 6 IN NEWTON RESUBDIVISION OF LOT G-G IN ROLLING MEADOWS UNIT NUMBER 11, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF KIRCHOFF ROAD IN COOK COUNTY, ILLINOIS. ALSO THAT PART LOT H-H IN ROLLING MEADOWS UNIT NUMBER 11, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AN EXTENSION OF THE NORTH LINE OF LOT 1827 RUNNING EASTERLY TO SALT CREEK IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY THE BANK AND TRUST COMPANY OF ARLINGTON HEIGHTS AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 11, 1973 KNOWN AS TRUST NUMBER 775 AND RECORDED AS DOCUMENT 22792658 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITED THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

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COMMONLY KNOWN AS:

3325 Kirchoff Road Unit #3F, Rolling Meadows, IL 60008

TAX PARCEL NUMBER: 02-36-105.039-1033

1. PARK MEADOWS CONDOMINIUM ASSOCIATION is owed the amount of \$1,316.45 plus interest and attorney fees for common expenses, unpaid fines, late charges, and reasonable attorney fees incurred enforcing the DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARK MEADOWS CONDOMINIUM

2. PARK MEADOWS CONDOMINIUM ASSOCIATION claims a lien against the above described property in the amount of \$1,316.45 plus interest and attorney fees for Common Expense fund, common expenses, unpaid fines, late charges, and reasonable attorney fees incurred enforcing the DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARK MEADOWS CONDOMINIUM That property is subject to a DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARK MEADOWS CONDOMINIUM.

3. The Declaration provides for the creation of a lien for the annual assessment or charges of the PARK MEADOWS CONDOMINIUM and the special assessment for capital improvements, together with interest, costs, and reasonable attorneys' fees necessary for its collection. That as of the date hereof, the assessment being 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 said land in the sum of \$1,316.45, 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.

4. In July 6, 2011, the unit owners David John Stellimon and Erica G. Vigadi, had this debt discharged in Bankruptcy Case 11-12035. As such, this lien is of no effect to the unit owners, however, this lien is limited to the property described above.

PARK MEADOWS CONDOMINIUM ASSOCIATION

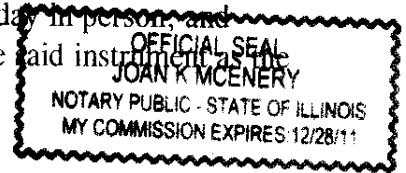
by: *John H. Zelenka*

John H. Zelenka, its attorney in fact and not personally.

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John H. Zelenka, the agent for Park Meadows Condominium Association personally know to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the John H. Zelenka signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, on 8-31, 2010.

Commission expires 12-28-11



*Joan K. McEnery*  
Notary Public

This instrument was prepared by: John Zelenka, Law Office of John H. Zelenka, 236 E. Northwest Highway, Palatine, IL 60067.

RETURN TO John Zelenka, Law Office of John H. Zelenka, 236 E. Northwest Highway, Palatine, IL 60067.