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Form #ALF - 543



Doc#: 1136239014 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2011 09:14 AM Pg: 1 of 3

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

**ILLINOIS CONDOMINIUM ACT**  
**LIEN CLAIM PURSUANT TO 765**  
**ILCS 605/9**

(The Above Space For Recorder's Use Only)

To:

Owner:

*Reginald Edwards*  
*4420 S. Vincennes Ave 3N*  
*Chicago, Illinois 60653*

Lender:

*The Board of Managers, Jazz Court*  
*Neta Joseph, Treasurer*  
*4420 S. Vincennes Ave 2N*  
*Chicago, Illinois 60653*

Additional Parties (to be listed on Attached RIDER)(if any)

The Board of Managers of the *Jazz Court Association* Condominium Association (hereinafter "Association") located at *4420 S. Vincennes* (City) *Chicago*, Illinois, an Illinois not-for-profit organization hereby files its 765 ILCS 605/9 et seq. Lien for Non-Payment of Assessments and Expenses ("Lien") against the Real Estate, as hereinafter described, and against the interest(s) of *Reginald Edwards* (hereinafter referred to as "Owner") at (Address) *4420 S. Vincennes* Unit *3N*, (City) *Chicago*, Illinois; and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under said Owner and, any and all Unknown Claimants and/or Owners.

In furtherance of its Lien, Claimant states as follows:

1. That as of the date of Claimant's contract with Owner, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: *Parcel 1: Unit 3N In the Jazz Court Condominium, as Delineated and Defined in the Declaration Records as Document No. 0010787993 AS amended from time to time, together with its undivided Percent in interest in the common elements, in Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois*  
PIN NO: *20-03-407-055+03*

COMMONLY KNOWN AS: (Street Address):

*4420 South Vincennes, 3N*  
*Chicago, Illinois 60653*

hereinafter together with all improvements shall be referred to as the "Real Estate"; and

2. That the Association, pursuant to the Illinois Condominium Property Act at 765 ILCS 605/9, upon the direction of the Board of Managers so employed by the Association, has determined that a delinquency exists and persists, and is based upon the Owner's failure and refusal to remit payment for assessments, including interest and late fees due to the Association; and

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That after allowing all just credits, the sum of \$4,100.<sup>00</sup> Dollars and — Cents (\$4,100.<sup>00</sup>) is still due and owing the Association and for which with all interest and costs allowed by law which shall continue to accrue at 18% per annum, Claimant claims a lien on said land, leasehold interest, and improvements.

**YOU ARE HEREBY FURTHER NOTIFIED** that to the extent permitted by law, all waivers of lien heretofore given, if any, by the undersigned Association, in order to induce payment not received, are hereby revoked. Acceptance of payment by Association of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Lien.

Dated: this 7<sup>th</sup> day of January, 2011

**BOARD OF MANAGERS OF THE**

[Signature]  
**CONDOMINIUM ASSOCIATION**

BY: [Signature] [Signature]  
(NAME) (TITLE)

THIS FORM WAS PREPARED  
IN BLANK BY:  
**ALISA M. LEVIN, ESQ.**  
T: 312-720-0082  
E: [alisalevin@yahoo.com](mailto:alisalevin@yahoo.com)

**UPON RECORDING, THE RECORDER'S  
OFFICE SHOULD MAIL TO:**

Name: [Signature]  
Address: [Signature]  
Unit 2A  
Chicago Illinois 60602

Property of Cook County Clerk's Office

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### VERIFICATION

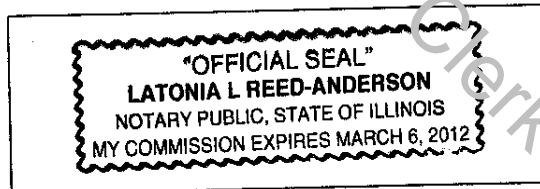
I, Nate Joseph, being first duly sworn on oath, hereby attest that I am the (insert position on Condominium Board) Treasurer of (insert name of condominium association) Jazz Court Condominium and that I have authority to provide this Verification on its behalf, that I have read the above and foregoing Claim for Lien, and that the statements contained therein are true and correct.

**BOARD OF MANAGERS OF THE**  
Jazz Court Condominium Association  
**CONDOMINIUM ASSOCIATION**

BY: Nate Joseph - Treasurer  
(NAME) (TITLE)

Subscribed and Sworn to  
before me this 27<sup>th</sup> day  
of December, 2011.

Latoria L Reed-Anderson  
Notary Public



NOTARY SEAL