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Cook County Recorder of Deeds
Date: 08/28/2012 02:40 PM Pg: 1 of 3

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NOTICE OF AND CLAIM FOR LIEN FOR UNPAID REAL ESTATE TAX PRORATIONS

Reference is made to that certain **Residential Condominium Purchase Agreement** dated as of **June 18, 2008** (as amended from time to time, the "**Purchase Agreement**") by and between Opus Real Estate IL VII Burr Ridge, L.L.C., a Delaware limited liability company, as predecessor in interest to Burr Deal, L.L.C., a Delaware limited liability company (together with its successors and assigns, "**Seller**"), with an address of 10350 Bren Road West, Minnetonka, Minnesota 55343, and **THOMAS HOLLINGSWORTH and CHRISTINE HOLLINGSWORTH** ("**Buyer**") with respect to the purchase and sale of 450 Village Center Drive, Unit 209, Burr Ridge, Illinois 60527, and legally described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

NOTICE IS HEREBY GIVEN THAT:

1. The real estate taxes (the "**2008 Taxes**") for the Property for calendar year 2008 payable in calendar year 2009 had not been determined as of the closing (the "**Closing**") of the sale of the Property to Buyer. Accordingly, pursuant to Section 12.B of the Purchase Agreement:

- (a) Seller received an estimated partial credit (the "**2008 Tax Estimated Credit**") at Closing for 2008 Taxes;
- (b) Seller paid the 2008 Taxes for the Property following the issuance of the final tax bill for the 2008 Taxes on **January 7, 2010** (the "**Payment Date**");
- (c) Buyer's pro rata share of 2008 Taxes equaled a fraction, the numerator of which was the number of days between (and including) the date of Closing and December 31, 2008, and the denominator of which was 366 days; and
- (d) Buyer was required to reimburse Seller for the difference (the "**2008 Tax Deficiency**") between Buyer's pro rata share of the 2008 Taxes and the 2008 Tax Estimated Credit.

2. As required under Section 12.B of the Purchase Agreement, Seller delivered written notice to Buyer of an itemization of the 2008 Tax Deficiency, which was in an amount equal to **Three Thousand Nine Hundred Sixteen AND 29/100 DOLLARS (\$3,916.29)**

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 209 PARKING SPACE P-39 STORAGE SPACE S-14 IN 450 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1-2 IN THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 14, 2008 AS DOCUMENT 0804533191 ,TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 3 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.

PIN: 18-30-300-056-1009

Street Address: 450 Village Center Drive, Unit 209
Burr Ridge, Illinois 60527