

# UNOFFICIAL COPY



Doc#: 1236318026 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2012 09:21 AM Pg: 1 of 4

## NOTICE OF CONDOMINIUM ASSOCIATION LIEN

**Mail To:**

Mark L. Shaw  
33 North County Street  
Suite 300  
Waukegan, Illinois 60085

**Lien Claimant:** Board of Managers of Scenic Tree Condominiums  
8632 West 103<sup>rd</sup> Street, Suite A  
Palos Hills, Illinois 60465

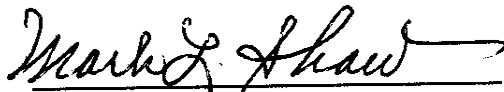
**Property Owner:** Deividas Tvaskus  
11207 South Helena Drive  
Palos Hills, Illinois 60465

**Property Address:** 8505 West 101<sup>st</sup> Terrace, #103  
Palos Hills, Illinois 60465

**Permanent Index Number(s):** 23-11-302-003-1218 and 23-11-302-002-0000

**Legal Description:** See Exhibit 1 attached

**Amount of Lien Claim:** \$3,114.20 for unpaid assessments plus \$300.00 attorney's fees plus \$44.00 recording fees. I do hereby certify that the above information is true and correct to the best of my knowledge.

  
Mark L. Shaw, Esq.

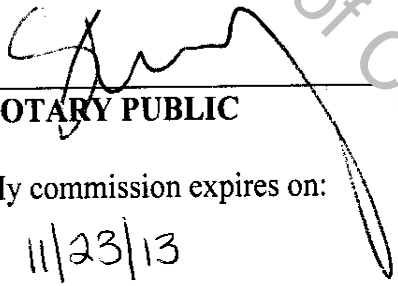
Dated this 19<sup>th</sup> day of December, 2012.

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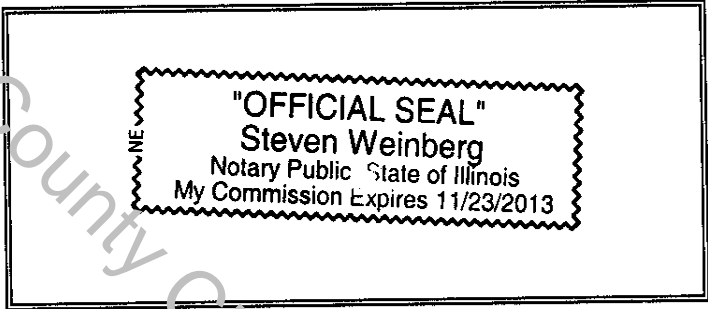
STATE OF ILLINOIS     )  
                                   )  
 COUNTY OF COOK        )     SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT MARK L. SHAW**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 19<sup>th</sup> day of Dec, 2012.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

My commission expires on:  
11/23/13



**Prepared By:**  
**Mark L. Shaw (6198478)**  
**SHAW LAW LTD.**  
**33 North County Street**  
**Suite 300**  
**Waukegan, Illinois 60085**  
**(T) (847) 244-4696**  
**(F) (847) 244-4673**  
**(E) mlshaw@shawlawltd.com**

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## LEGAL DESCRIPTION

**PIN:** 23-11-302-003-1218 and 23-11-302-002-0000 (affects underlying property)

**ADDRESS:** 8505 West 101<sup>st</sup> Terrace, Building 08 8-103, Unit 103, Palos Hills, Illinois 60465

**UNIT NUMBER (S) 103 IN BUILDING 8 IN SCENIC TREE CONDOMINIUMS, AS DELINEATED UIN A PLAT OP SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION, 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:**

**BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST ½ OF SAID SOUTHWEST ¼, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH ½ OF SAID EAST ½ OF SAID SOUTHWEST ¼, THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH ½ OF SAID EAST ½ OF SAID SOUTHWEST ¼, 225.79 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 82.13 FEET, AN ARC DISTANCE OF 87.31 FEET TO A POINT; THENCE SOUTH 20 DEGREES 51 MINUTES AND 54 SECONDS EAST AT AN ANGLE OF 69 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM THE SAID NORTH LINE OF SAID SOUTH ½ OF SAID EAST ½ OF SAID SOUTHWEST ¼, 118.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 76.46 FEET, AN ARC DISTANCE OF 81.29 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES AND 54 SECONDS EAST ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH ½ OF SAID EAST ½ OF SAID SOUTHWEST ¼, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET, A CHORD BEARING OF NORTH 43 DEGREES 08 MINUTES AND 06 SECONDS EAST AND A CHORD DIMENSION OF 171.87 FEET, AN ARC DISTANCE OF 192.77 FEET TO A POINT; THENCE NORTH 03 DEGREES 51 MINUTES AND 54 SECONDS WEST AT AN ANGLE OF 86 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH ½ OF SAID EAST ½ OF SAID SOUTHWEST ¼, 99.79 FEET TO A POINT; THENCE NORTH 65 DEGREES 48 MINUTES 7 AND 19 SECONDS EAST AT AN ANGLE OF 24 DEGREES, 18 MINUTES, 21 SECONDS AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH ½ OF SAID SOUTHWEST ¼ 73 6.91 FEET (MEASURED 73 6.88 FEET) TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST ¼ 84.68 FEET TO A POINT ON EAST LINE OF SAID SOUTHWEST ¼, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD**

**EXHIBIT 1**

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PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, 1167.74 FEET TO THE SOUTH EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 1317.14 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST CORNER OF SAID SECTION 11, 1339.133 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID TRACT OF LAND THE SOUTH 50.00 FEET THEREOF AND THE EAST 40.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) AND THE WEST 33 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) HERETOFORE DEDICATED, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2006 AS DOCUMENT NUMBER 0629716058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## EXHIBIT "B"

THE TENANT OF UNIT 8-103 WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, CONVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE REPRODUCED AND STIPULATED AT LENGTH HEREIN.

EXHIBIT 1