



1303116030

## Notice of Lien for Unpaid Common Expenses

Doc#: 1303116030 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/31/2013 11:00 AM Pg: 1 of 3

To: The Recording Officer of Cook County, Illinois, Robert Keleghan, and whomever else it may concern: Notice is given that the 1101 West Lake Street Condominium Association, the undersigned lienor, has and claims a lien for unpaid common expenses pursuant to 765 Ill. Comp. Stat. § 605/9 and pursuant to Article V. Section 1 of the Amended and Restated Declaration of Condominium Pursuant to the Condominium Property Act for 1101 West Lake Street Condominium, as follows:

1. The name of the lienor is the 1101 West Lake Street Condominium Association, acting on behalf of all unit owners of the 1101 West Lake Street Condominium, a condominium established pursuant to a declaration of condominium entitled "Amended and Restated Declaration of Condominium Pursuant to the Condominium Property Act for 1101 West Lake Street Condominium" and recorded on February 1, 2006, as Document No. 0603232127 in the office of the Recorder of Deeds of Cook County, Illinois. Lienor's attorney is Douglas W. Michaud of Senak Keegan Gleason Smith & Michaud, Ltd., whose office address is 621 South Plymouth Court, Suite 100, Chicago, Illinois 60605.
2. The name of the owner of the real property described below, against whose interest lienor claims a lien, is Robert Keleghan, and his interest is fee simple.
3. The property subject to the lien claimed is that portion of the 1101 West Lake Street Condominium designated as Unit 3A in the declaration and on the floor plan of the 3<sup>rd</sup> floor of the building recorded contemporaneously with and as a part of the declaration with Permanent Real Estate Index Number 17-08-428-026-1001 and with the legal description attached hereto as Exhibit A.
4. As provided in the declaration, the owner of the unit is liable for a proportionate share of the common expenses of the condominium equal to 3.16% of the total amount of the common expenses.
5. As provided in the declaration, and in the bylaws of the condominium, amounts assessed as common expenses remaining unpaid constitute a lien against the unit with respect to which the assessment was made.
6. As recited in the deed to the unit, accepted by Robert Keleghan as grantee, and recorded on July 26, 2006, in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 0620742014, the unit is held subject to all the terms and conditions contained in the declaration and bylaws of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the unit owner.
7. The 1101 West Lake Street Condominium Association has demanded that Robert Keleghan pay Unit 3A's proportionate share of common charges and accrued interest but Robert Keleghan has refused and the total amount that remains past-due and owing with respect to the unit is \$6,320.78 as set forth in the table below:

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Dates	Common Expenses	% Applicable to Unit	Amounts Due
February 2012	\$8,058.23	3.16	\$254.64
March 2012	\$9,479.75	3.16	\$299.56
April 2012	\$9,479.75	3.16	\$299.56
May 2012	\$9,479.75	3.16	\$299.56
June 2012	\$9,479.75	3.16	\$299.56
July 2012	\$9,479.75	3.16	\$299.56
August 2012	\$11,514.56	3.16	\$363.86
September 2012	\$11,514.56	3.16	\$363.86
October 2012	\$11,514.56	3.16	\$363.86
November 2012	\$11,514.56	3.16	\$363.86
December 2012	\$11,514.56	3.16	\$363.86
January 2013	\$11,514.56	3.16	\$363.86
Subtotal	--	--	\$3,935.60
Special Assessment	\$45,968.35	3.16	\$1,421.00
Late Fees	--	--	\$964.18
<b>Total Due</b>	--	--	<b>\$6,320.78</b>

The undersigned, acting on behalf of all unit owners of 1101 West Lake Street Condominium, claims a lien on Unit 3A until all amounts for unpaid common charges and accrued interest are paid.

1101 West Lake Street Condominium Association

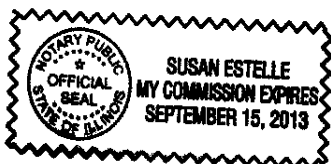
By Luis Flocco, Director, Audrey Property Management, LLC  
for 1101 West Lake Street Condominium Association

STATE OF ILLINOIS )  
COUNTY OF COOK )

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Luis Flocco, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me 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.

Given under my hand and notarial seal this 31 day of January, 2013.

Susan Estelle  
Notary Public



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## Exhibit A

### Legal Description

Unit 3A in the 1101 West Lake Street Condominium as delineated on a survey of the following described real estate: Lots 1 and 2 in Hayes and Shelby's Subdivision of Block 30 in Carpenter's Addition to Chicago, in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit A to the Declaration of Condominium recorded January 18, 2004 as Document No. 0401644052, as amended by the Amended and Restated Declaration of Condominium recorded February 1, 2006 as Document No. 0603232127, and as further amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office