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Notice of Lien for Unpaid Common Expenses

Doc#: 1314216067 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2013 04:10 PM Pg: 1 of 3

To: The Recording Officer of Cook County, Illinois, Joseph Nardulli, 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 Number 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 Joseph Nardulli, 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 5A in the declaration and on the floor plan of the 5th floor of the building recorded contemporaneously with and as a part of the declaration with Permanent Real Estate Index Number 17-08-428-026-1007 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 2.30% 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 Joseph Nardulli as grantee, and recorded on July 31, 2006, in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0621242113, 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 Joseph Nardulli pay Unit 5A's proportionate share of common charges and accrued interest but Joseph Nardulli has refused and the total amount that remains past-due and owing with respect to the unit is \$3,744.76 as set forth in the table below:

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Dates	Common Expenses	Unit's %	Amounts Due/Paid
August 2012 Special Assessment	\$45,006.64	2.3	\$1,036.00
Balance as of September 2012	\$11,520.19	2.3	\$3,955.43
October 2012	\$11,520.19	2.3	\$265.06
November 2012	\$11,520.19	2.3	\$265.06
November 2012	--	--	-\$2,500.00 (payment)
December 2012	\$11,520.19	2.3	\$265.06
December 2012	--	--	-\$1,000.00 (payment)
January 2013	\$11,520.19	2.3	\$265.06
February 2013	\$11,520.19	2.3	\$265.06
February 2013	--	--	-\$450.00 (payment)
March 2013	\$11,520.19	2.3	\$265.06
April 2013	\$11,520.19	2.3	\$265.06
May 2013	\$11,520.19	2.3	\$265.06
Late Fees	--	--	\$582.85
Total Due	--	--	\$3,744.76

The undersigned, acting on behalf of all unit owners of 1101 West Lake Street Condominium, claims a lien on Unit 5A until all amounts for unpaid common charges and accrued interest are paid.

1101 West Lake Street Condominium Association

By Luis Flocco, Director, Audley 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 ___ day of May, 2013.

Avery Connelly
Notary Public



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Exhibit A

Legal Description

Parcel 1:

Unit 5A in the 1101 West Lake Street Condominium, as shown on that certain ATLA/ACEM Land Title Survey, dated December 17, 2003, prepared by Professionals Associated Survey, Inc., and being a portion of that certain parcel known as 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, in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium recorded January 18, 2004, as Document Number 0401644052, as amended by the Amended and Restated Declaration of Condominium recorded as Document Number 0603232127, and as further amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of G-8, a limited common element as delineated on the survey attached to the Declaration Recorded as Document Number 0603232127.

1101 West Lake Street, Unit 5A, Chicago, Illinois 60607