

UNOFFICIAL COPY



This instrument was prepared by and after recording return to:

Michael T. Franz
Sanchez Daniels & Hoffman
333 West Wacker Drive
Suite 500
Chicago, Illinois 60606

Doc#: 1320622049 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2013 12:39 PM Pg: 1 of 2

NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; Jose Sanchez and Irene Sanchez; and whom else it may concern:

Please take notice that the Atrium Court Village Home Condominiums, an Illinois not-for-profit corporation, the undersigned Lienor, has and claims a lien for unpaid common elements charges pursuant to 765 Illinois Compiled Statutes 605/9, and pursuant to the Declaration of the Association, as follows:

1. The name of the lienor is the Atrium Court Village Home Condominiums, acting on behalf of all unit owners in the condominium association pursuant to a Declaration of Condominium, called the declaration and recorded as Document Number 86285253.
2. The name of the owners of the real property described below, against whose interest the lienor claims a lien, is Jose Sanchez and Irene Sanchez.
3. The property subject to the lien claimed are Permanent Tax Number 16-20-100-039-1058, commonly known as Unit C1 in the Atrium Court Village Home Condominiums, 1200 Cuyler Avenue, Berwyn, Illinois, and a condominium as delineated on the Plat of Survey as: PART OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.
4. As provided in the declaration, the owners of the unit are liable for a proportionate share of the common expenses of the condominium.
5. As provided in the declaration, and in the Declaration, amounts assessed as common expenses remaining unpaid constitute a lien against the units with respect to which the assessment was made.
6. As recited in the deed to the unit accepted by Jose Sanchez and Irene Sanchez as grantees, the unit is held subject to all the terms and conditions contained in the declaration and Declaration of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the unit's owners.

UNOFFICIAL COPY

- 7. Pursuant to the Declaration of the Condominium, upon default all other monthly payments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable.
- 8. The following common charges in the total amount of \$1,512.01 are and remain due and owing with respect to the unit, which bears interest at the statutory rate.

The undersigned, acting on behalf of all unit owners of the Atrium Court Village Home Condominiums, claims a lien on Unit C1 for the amount of \$1,512.01 plus attorneys' fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: July 24, 2013

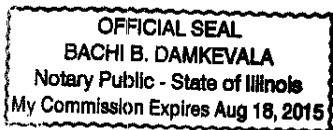
Atrium Court Village Home Condominiums,

By: Michael T. Franz
One of Its Attorneys

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Michael T. Franz, is personally known to me to be an attorney for the Atrium Court Village Home Condominiums, an Illinois not-for-profit corporation, and 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 as such member of the Board of Directors, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24th day of July, 2013



Bachi B. Damkevala
Notary Public
Commission expires: