

# UNOFFICIAL COPY

Claim of Lien  
on behalf of:

5244-46 North Kenmore Ave.  
Condominium Association  
Chicago, IL 60640

For unpaid monthly  
assessments for unit #2S.



Doc#: 1405119118 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/20/2014 02:42 PM Pg: 1 of 3

Claim of Lien

State of Illinois

County of Cook.

I, Crisanne Sutter, being duly sworn state the following:

Whereas, the monthly payments for common expenses for all six units belonging to the 5244-5246 N. Kenmore Condominium Association (The Association) are currently determined by the Condo Board to be \$300.00 per month, and

Whereas, I am the elected Treasurer of The Association charged with the duty of recording monthly payments for common expenses by unit owners, and

Whereas I have not received by this date full payment to the account of unit #2S for monthly assessments dating back to June, 2013 and that the account for unit #2S is currently \$1330 in arrears, and

Whereas the owner of unit #2S, Mr. Michael Burke, was informed and acknowledged at the Condominium Association Meeting of December 4, 2013 that the account on his unit is in arrears because of unpaid monthly assessments, and

Whereas the Illinois Condominium Act (765 ILCS 605/9, sec. 9) states that any unpaid fees for common expenses assessed by condominium associations "shall constitute a lien on the interest of the unit owner in the property prior to all other liens and encumbrances, recorded or unrecorded,"

I hereby claim under the laws of the State of Illinois and on behalf of The Association a lien against unit #2S, described below, in a total amount corresponding to the sum of the currently unpaid assessments (\$1330.00), plus filing fees for this claim paid to the Cook County Recorder of Deeds (\$50.00), and any future unpaid monthly assessments, any future interest or late fees resulting from policy the Condo Board may choose to implement regarding unpaid assessments

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and, per the Illinois Condominium Act, any reasonable attorney fees incurred in the future by the Condo Board and The Association while enforcing, litigating, consulting about, or enforcing this lien.

The permanent real estate index number and legal description of unit #2S in Cook County, IL is as follows:

PIN: 14-08-211-031-1004  
Section-Township: 08-40-14  
SubDiv-Condo: 25706804  
Unit No: Unit 2-S  
Interest in common elements: 16.6667%

Signed: *Crisanne Sutter*  
Crisanne Sutter, Treasurer  
5244-46 North Kenmore Condo Association  
5246 North Kenmore Ave, #3N  
Chicago, IL 60640

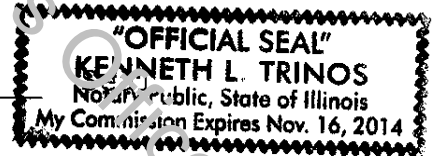
On 2/19/2014, Crisanne Sutter came before me personally and under oath, stated that she is the person described in the above document and that she signed the above document in my presence.

*[Signature]*  
Notary Signature

Notary Public,

In and for the County of Cook, State of Illinois.

My commission expires: NOV. 16, 2014



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## Office of the Cook County Clerk

### Map Department Legal Description Records

**P.I.N. Number: 14082110311004**

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website [www.cookcountyclerk.com](http://www.cookcountyclerk.com)

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE
14	08	211	031	1004	485	73001

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME
14	08	211	031	1004	485
					TAX CODE
					73001

SEE SPECIAL FILE CARD FOR COMPLETE LEGAL

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK

UNIT 2-S AS PER DOC SAME  
16.6666% INTEREST IN COMMON ELEMENTS IN

**1981 DIVISION**

SPECIAL FILE

Block \_\_\_\_\_ Parcel \_\_\_\_\_

PRYOR-308113