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Notice of Second Lien for Unpaid Common Expenses



Doc#: 1409016096 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2014 04:05 PM Pg: 1 of 3

To: The Recording Officer of Cook County, Illinois, David Gamperl, 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 David Gamperl, 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 5E 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 17-08-428-026-1010 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 7.53% 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 David Gamperl as grantee, and recorded on December 3, 2009, in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0933731013, 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 David Gamperl pay Unit 5E's proportionate share of common charges and accrued interest but David Gamperl has refused and the total additional amount that remains past-due and owing with respect to the unit is **\$\$20,678.88** as set forth in the table below:

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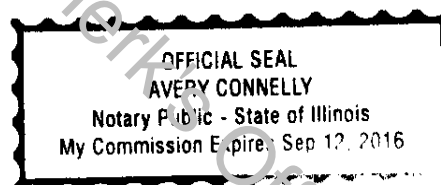
Dates	Common Expenses	% Applicable to Unit	Amounts Due
February 2013	\$11,520.19	7.53	\$867.47
March 2013	\$11,520.19	7.53	\$867.47
April 2013	\$11,520.19	7.53	\$867.47
May 2013	\$11,520.19	7.53	\$867.47
June 2013	\$11,520.19	7.53	\$867.47
July 2013	\$11,520.19	7.53	\$867.47
August 2013	\$11,520.19	7.53	\$867.47
September 2013	\$11,520.19	7.53	\$867.47
October 2013	\$11,520.19	7.53	\$867.47
November 2013	\$11,520.19	7.53	\$867.47
December 2013	\$11,520.19	7.53	\$867.47
January 2014	\$11,520.19	7.53	\$867.47
February 2014	\$11,520.19	7.53	\$867.47
March 2014	\$11,520.19	7.53	\$867.47
Subtotal	--	--	\$12,144.58
Late Fees (not including late fees accrued through date of filing first lien, 1/31/13)	--	--	\$2,012.49
Attorneys' Fees (fees and costs of collection of past-due assessments)	--	--	\$6,521.81
Total Due	--	--	\$20,678.88

8. The instant lien does not supersede the lien of the 1101 West Lake Street Condominium recorded on January 31, 2013 as Document Number 1303116031 in the office of the Recorder of Deeds of Cook County, Illinois; the instant lien is in addition to the lien recorded as Document Number 1303116031.

The undersigned, acting on behalf of all unit owners of 1101 West Lake Street Condominium, claims a lien on Unit 5E 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 19 day of March, 2014.

Notary Public

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Exhibit A

Legal Description

Unit 5E 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 First Amendment recorded as Document No. 0514519084, 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