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STATE OF ILLINOIS
COUNTY OF COOK

CLAIM FOR LIEN FOR
UNPAID CONDOMINIUM
ASSESSMENTS

WOLCOTT VILLAGE OF
RAVENSWOOD
CONDOMINIUM
ASSOCIATION,

v.

DOMBECK, MAUREEN



Doc#: 1500619136 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2015 04:12 PM Pg: 1 of 3

CONDOMINIUM ASSOCIATION CLAIM FOR LIEN FOR UNPAID ASSESSMENTS

The Claimant, Homes of Wolcott Village of Ravenswood Condominium Association (the "Association"), an Illinois not-for-profit corporation, with an address at 4923 N. Wolcott, Chicago, Illinois, 60640 hereby files a claim for lien on the Real Estate (hereinafter defined) and against the following person (the "Owner"):

DOMBECK, MAUREEN

and any person claiming an interest in the Real Estate (as hereinafter described) by, through, with, or under Owner.

Claimant avers and states as follows:

1. Owner has fee simple interest in the following described parcel of real estate (including all land and improvements thereon) (the "Real Estate"):

County: **Cook County, Illinois,**

Common Address: **4923 N. Wolcott, Unit GA, Chicago, Illinois, 60640**

Legal Description:

UNIT 4923-GA IN THE WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NUMBER 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND'S LINCOLN ARGYLE SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY), DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID TRACT: SAID POINT BEING NORTH 0.00 DEGREES EAST; A DISTANCE OF 565.00 FEET NORTH OF THE SOUTHWEST

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CORNER OF SAID LOT 6; THENCE NORTH 90.00 DEGREES EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 0.00 DEGREES EAST, 217.50 FEET FOR THE PLACE OF BEGINNING, BEING THE SOUTH WEST CORNER OF A TRACT OF LAND RECORDED AS DOCUMENT NUMBER 09114079; THENCE CONTINUING SOUTH 0.00 DEGREES EAST, 120.00 FEET; THENCE NORTH 90.00 DEGREES EAST, 44.25 FEET; THENCE SOUTH 0.00 DEGREES EAST, 4.73 FEET; THENCE NORTH 90.00 DEGREES EAST, 18.75 FEET TO THE WEST LINE OF A TRACT RECORDED AS DOCUMENT NUMBER 99306425; THENCE NORTH 0.00 DEGREES 0.00 MINUTES 05.00 SECONDS ALONG SAID LINE 120.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND RECORDED AS DOCUMENT 09114079 THENCE WEST, NORTH AND WEST ALONG THE SOUTH LINE OR SAID TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 90.00 DEGREES WEST, 18.75 FEET; THENCE NORTH 0.00 DEGREES EAST, 3.73 FEET; THENCE NORTH 90.00 DEGREES WEST, 44.24 FEET TO THE PLACE OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99009181, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN INTEREST IN THE COMMON ELEMENTS.

Permanent Identification Number: **14-07-418-018-1205.**

2. The Real Estate is subject to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for Wolcott Village of Ravenswood Condominium Association, recorded with the Cook County Recorder of Deeds on November 11, 1998 as document number 08040592.

3. On or about March 6, 2013, the Association served Owner with a Thirty-Day Demand and Notice pursuant to which the Association demanded that the Owner pay \$11,294.92 in unpaid assessments, costs, expenses, late fees, and attorney fees.

4. As of December 31, 2014, the Owner has failed to pay the Association any amounts as demanded in the Thirty-Day Demand and Notice.

5. As of December 31, 2014, after allowing all credits, the Owner owes \$16,749.12 to the Association for unpaid assessments, costs, expenses, late fees, and attorney fees. Said sum will increase as additional assessments, costs, expenses, late fees, and attorney fees may accrue.

6. The Association hereby claims a lien against the Real Estate and Owner in the amount of **\$16,749.12.**

Dated: December 31, 2014

Document Prepared by/Return to:

Daniel Hawkins
Brittany Hartwig
Erwin & Associates, LLC
4043 N. Ravenswood, Ste 208
Chicago, Illinois, 60613

**WOLCOTT VILLAGE OF
RAVENSWOOD CONDOMINIUM
ASSOCIATION,**

By: Preeti Saini
Preeti Saini, President

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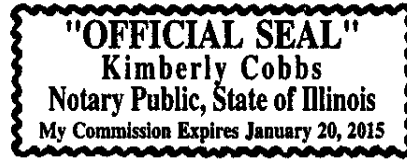
VERIFICATION

Preeti Saini, being first duly sworn on oath, states that he is the President of the Association, that he is authorized to sign this verification to the foregoing claim for lien, that he has read the claim for lien, and that the statements contained therein are true.

Preeti Saini
Preeti Saini, President

Subscribed and sworn to before me
this 2nd day of January, 2015.

Kimberly Cobbs
Notary Public



My commission expires Jan. 20, 2015.

Property of Cook County Clerk's Office