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1503029003

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

Doc#: 1503029003 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/30/2015 09:52 AM Pg: 1 of 3

NOTICE OF LIEN

NOTICE
THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

P.I.N. 14-30-410-017
14-30-410-018
14-30-410-019

KNOW ALL MEN BY THESE PRESENTS, that 1601 W. Altgeld Condominium Association, an Illinois not-for-profit corporation, claims a lien pursuant to 765 ILCS 605/9 against 2454 N. Ashland Commercial, LLC, on the property described herein below.

LEGAL DESCRIPTION

PARCEL 1: THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 12.94 FEET ABOVE CHICAGO CITY DATUM, AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 22.98 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN BOUNDRIES PROJECTED VERTICALLY OF THAT PART OF LOTS 44, 45, AND 46, TAKEN AS A SINGLE TRACT, IN BLOCK 5 IN FULLERTON'S SECOND ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 46; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 46, A DISTANCE OF 0.06 FEET TO THE CORNER OF A 4 STORY BRICK AND CONCRETE BUILDING COMMONLY KNOWN AS 1601 WEST ALTGELD STREET; THENCE WEST ALONG THE FACE OF SAID BUILDING, A DISTANCE OF 1.15 FEET; THENCE SOUTH A DISTANCE OF 1.38 FEET TO THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 1.15 FEET;

yes
3
/
No
yes
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yes

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THENCE SOUTH A DISTANCE OF 1.38 FEET TO THE FACE OF AN INTERIOR WALL OF SAID BUILDING FOR A PLACE OF BEGINNING; THENCE SOUTH ALONG THE FACE OF SAID WALL, A DISTANCE OF 5.59 FEET TO A CORNER OF SAID WALL; THENCE SOUTH ALONG THE FACE OF SAID WALL, A DISTANCE OF 12.73 FEET TO A CORNER OF SAID WALL; THENCE SOUTHEASTERLY ALONG THE FACE OF SAID WALL A DISTANCE OF 5.44 FEET TO A CORNER OF SAID WALL; THENCE SOUTH ALONG THE FACE OF SAID WALL, A DISTANCE OF 18.16 FEET TO A CORNER OF SAID WALL; THENCE WEST ALONG THE FACE OF SAID WALL, A DISTANCE OF 28.13 FEET TO A CORNER OF SAID WALL; THENCE NORTH ALONG THE FACE OF SAID WALL, A DISTANCE OF 67.53 FEET TO A CORNER OF SAID WALL; THENCE EAST ALONG THE FACE OF SAID WALL, A DISTANCE OF 28.13 FEET TO THE PLACE BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT HORIZONTAL PLANE LOCATED 12.95 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN HORIZONTAL PLANE LOCATED 26.67 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDRIES PROJECTED VERTICALLY OF THAT PART OF SAID LOTS 44, 45, AND 46 TAKEN AS A SINGLE TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 46; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 0.55 FEET; THENCE SOUTH, A DISTANCE OF 0.09 FEET TO THE CORNER OF A 4 STORY BRICK AND CONCRETE BUILDING, COMMONLY KNOWN AS 1601 WEST ALTGELD AVENUE; THENCE EAST ALONG THE FACE OF SAID BUILDING, A DISTANCE OF 0.85 FEET; THENCE SOUTH, A DISTANCE OF 0.80 FEET TO THE FACE OF AN INTERIOR WALL OF SAID BUILDING; THENCE EAST ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 60.82 FEET TO A CORNER OF SAID WALL FOR A PLACE OF BEGINNING; THENCE SOUTH ALONG THE FACE OF SAID WALL, A DISTANCE OF 8.22 FEET TO A CORNER OF THE WALL; THENCE EAST ALONG THE FACE OF SAID WALL, A DISTANCE OF 2.62 FEET TO A CORNER OF SAID WALL; THENCE SOUTH ALONG THE FACE OF SAID WALL, A DISTANCE OF 31.32 FEET; THENCE WEST AT RIGHT ANGLES TO SAID WALL, A DISTANCE OF 21.11 FEET; THENCE NORTH, A DISTANCE OF 39.54 FEET TO A POINT ON THE FACE OF AN INTERIOR WALL WHICH IS 18.52 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 18.52 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

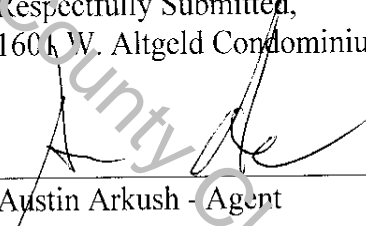
Commonly Known as: 1601 W. Altgeld, Unit Commercial Space, Chicago, IL
60614 (a/k/a 2545 N. Ashland, Chicago, IL 60614)

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As indicated in the above legal description, said property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as 1601 W. Altgeld Condominium Association, recorded with the Recorder of Deeds of Cook County, Illinois. Said Declaration provides for a creation of a lien for the monthly assessments or charges imposed pursuant thereto, together with interest, costs and reasonable attorney's fees necessary for collection.

That the balance of special or regular assessments, unpaid and owing pursuant to the aforesaid Declaration after allowing all credits, is the sum of \$9,211.15 through December 5, 2014. Each quarterly assessment thereafter is in the sum of \$1,050.42. Said assessments, together with interest costs, and reasonable attorneys' fees, constitute a lien on the aforesaid real estate.

Respectfully Submitted,
1601 W. Altgeld Condominium Association,


Austin Arkush - Agent

SUBSCRIBED and SWORN to before me
this 9 day of December, 2014


NOTARY PUBLIC



This Document Prepared By:
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