

# UNOFFICIAL COPY



1531334062

This instrument was prepared by  
and after recording return to:

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333 West Wacker Drive  
Suite 500  
Chicago, Illinois 60606

Doc#: 1531334062 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/09/2015 03:15 PM Pg: 1 of 2

## NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; Alexandros C. Saratsis; and  
whom else it may concern:

Please take notice that the Eliot House Condominium Association, 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 Article VI, Section 7 of the Declaration of the Association, as follows:

1. The name of the lienor is the Eliot House Condominium Association, acting on behalf of all unit owners of Eliot House, a condominium association pursuant to a Declaration of Condominium.
2. The name of the owner of the real property described below, against whose interest the lienor claims a lien, is Alexandros C. Saratsis.
3. The property subject to the lien claimed are Permanent Tax Number 17-04-222-062-1093, commonly known as Unit 1504 in the Eliot House Condominium Association, 1255 North Sandburg Terrace, Chicago, Illinois 60610, and a condominium as delineated on the Plat of Survey as: IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.
4. As provided in the declaration, the owner of the unit is 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 Alexandros C. Saratsis as grantee, 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 owner.
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.

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- 8. The following common charges in the total amount of \$1,427.96 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 Eliot House Condominium Association, claims a lien on Unit 1504 for the amount of \$1,427.96 plus attorneys' fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: November 9, 2015

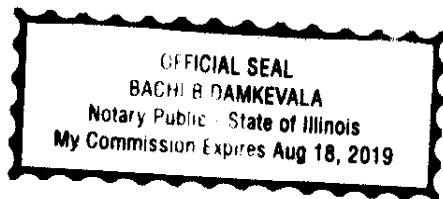
Eliot House Condominium Association,

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 Eliot House Condominium Association, 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 9<sup>th</sup> day of November, 2015



Bachi B. Damkevala  
Notary Public  
Commission expires: