



Doc#: 1602518062 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/25/2016 02:01 PM Pg: 1 of 3

This instrument was prepared by and should be mailed to:

Mark R. Rosenbaum
Fischel & Kahn, Ltd.
155 N. Wacker Drive, Ste. 1950
Chicago, Illinois 60606

NOTICE OF ASSESSMENT LIEN

Notice is given that the Board of Managers of Stuart Town Homes Corporation, 2617-2825 S. Michigan, Chicago, Illinois, an Illinois not-for-profit corporation, has and claims a lien for unpaid common expense assessments, special assessments (if any), interest thereon, late charges, reasonable attorneys' fees, costs of collection and/or the amount of any unpaid fine (the "Unpaid Common Expenses") on the interest of Federal Home Loan Mortgage Corporation in and to 2717 S. Michigan, Chicago, Illinois, the legal description of which is attached hereto as Exhibit "A" and incorporated by reference herein (the "Dwelling Parcel").

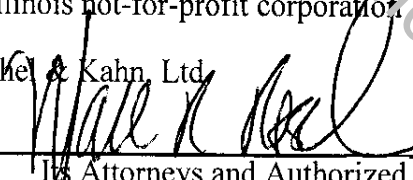
This lien is imposed pursuant to the provisions of the Declaration of Party Wall Rights, Easements, Covenants and Restrictions recorded as Document No. 20531445 in the Office of the Recorder of Cook County, Illinois, as amended, to which Declaration said Dwelling Parcel is subject.

The balance of the Unpaid Common Expenses due, unpaid and owing pursuant to the aforesaid Declaration, after allowing all credits, is \$12,474.89 through January 13, 2016. Each monthly common expense assessment, including special assessments (if any) thereafter is \$345.00.

Dated: January 20, 2016

The Board of Managers of
Stuart Town Homes Corporation,
an Illinois not-for-profit corporation.

Fischel & Kahn, Ltd.

By: 
Its Attorneys and Authorized Agent

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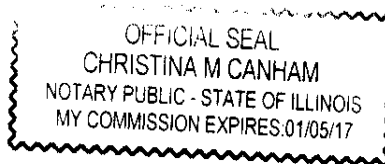
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public, in and for the State aforesaid, does hereby certify that Mark R. Rosenbaum, personally known to me to be an Attorney and Authorized Agent of The Board of Managers of Stuart Town Homes Corporation, an Illinois not-for-profit corporation, whose name is subscribed to the foregoing instrument in said capacity, appeared before me this day in person in the aforesaid County and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes set forth therein.

Given under my hand and notarial seal this 20th day of January, 2016.

Christina M Canham
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1: THE NORTH 20.17 FEET OF THE SOUTH 60.28 FEET OF THE WEST 79.49 FEET OF THE EAST 205.98 FEET OF A TRACT OF LAND BEING THAT PART OF BLOCKS 83 AND 86 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ¼ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 693.58 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEES' SUBDIVISION AFORESAID WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 11 60.0 FEET EAST OF THE NORTHEAST CORNER OF LOT 9 IN THOMAS STINSON'S SUBDIVISION AFORESAID TO A POINT ON THE SOUTH LINE OF LOT 15 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 IN CANAL TRUSTEES' SUBDIVISION AFORESAID NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE DRAWN 531.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID THENCE EAST ALONG SAID PARALLEL LINE TO A POINT ON A LINE 16.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF VACATED SOUTH INDIANA AVENUE BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 AFORESAID THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT ON A LINE DRAWN THROUGH THE PLACE OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF LOTS 9 TO 22 IN THOMAS STINSON'S SUBDIVISION AFORESAID THENCE WEST ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS. ALSO PARCEL 2: EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20531445, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 2717 S. MICHIGAN AVENUE, CHICAGO, IL 60616

Property Index No. 17-27-304-168

EXHIBIT

A