## UNOFFICIAL COPY

STATE OF ILLINOIS

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**COUNTY OF COOK** 

)

**NOTICE** 

**OF** 

LIEN



Doc#: 1613445010 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/13/2016 08:56 AM Pg: 1 of 2

## NOTICE

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

P.I.N.

17-17-206-014-1051

KNOW ALL MEN BY THESE PRESENTS, that The Madison Condominium

Association, an Illinois not-for-profit corporation, claims a lien pursuant to 765 ILCS 605/9 against **Igor Kryvdyk**, on the property described herein below.

## LEGAL DESCRIPTION

UNIT NUMBERS R102 IN THE MADISON CCNDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EASR 1/2 DF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: LOTS 1, 2, 3,4 AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVIAION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947; TOGETHER UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly Known as: 939 W. Madison, Unit R-102, Chicago, IL 60607

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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 The Madison 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 owning pursuant to the aforesaid Declaration after allowing all credits, is the sum of \$1,665.59 through April 30, 2015. Each monthly assessment thereafter is in the sum of \$206.66. Said assessments, together with interest costs, and reasonable attorneys' fees, constitute a lien on the aforesaid real estate.

Respectfully Submitted,
The Madison Condominium Association.

Travis Taylor - Agent

SUBSCRIBED and SWORN to before me

this <u>29</u> day of <u>O</u>

NOTARY PUBLIC

OFFICIAL SEAL SAMANTHA ORTMAN Notary Public - State of Illinois My Commission Expires Jan 15, 2019

This Document Prepared By:

The Girard Law Group, P.C. 4311 N. Ravenswood Ave. Chicago, IL 60613 (773) 598-4201 Attorney #44066