

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Doc# 1719429016 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2017 11:01 AM PG: 1 OF 4

P.I.N. 17-16-206-022-0000

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the Metropolis Condominium Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to section 12.1 of the parties' Reciprocal Easement and Operating Agreement dated May 24, 2004, and recorded with the Cook County Recorder of Deeds as Document No. 041681125 (as amended, the "Reciprocal Easement and Operating Agreement"), against Radiant Star Enterprises, LLC, upon the property described on the attached legal description and commonly known as 8 West Monroe Street, Office Unit (3rd Floor), Chicago, Illinois 60603.

The property is subject to a Reciprocal Easement and Operating Agreement. Section 12.1 provides for a creation of a lien for unpaid common expenses or the amount of any unpaid fines or charges imposed pursuant thereto, together with interest, late charges, costs, and reasonable attorneys' fees necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Reciprocal Easement and

UNOFFICIAL COPY

Operating Agreement after allowing all credits, is the sum of \$4,096.84 through June 16, 2017. Each monthly assessment thereafter shall be in the sum of \$1,571.52, or in the amount of such other assessments and charges which may be determined under the Reciprocal Easement and Operating Agreement. Said assessments, together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

METROPOLIS CONDOMINIUM
ASSOCIATION, an Illinois not-for-profit
corporation



Attorney for METROPOLIS CONDOMINIUM
ASSOCIATION

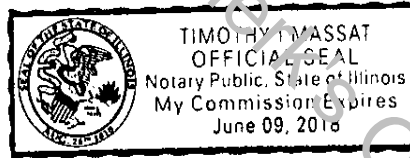
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Subscribed and Sworn to before me this

13th day of July, 2017.



NOTARY PUBLIC



PREPARED BY AND RETURN TO:
Christopher M. Heintskill
Levenfeld Pearlstein, LLC
Attorneys for Metropolis Condominium Association
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

UNOFFICIAL COPY

LEGAL DESCRIPTION

PIN: 17.16.206.022.0000

PARCEL 1:

(3RD FLOOR) THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A HORIZONTAL PLANE LOCATED 51.30 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 65 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF LOTS 35 THROUGH 38, BOTH INCLUSIVE, IN BLOCK 742 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERMANENT AND NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, ALL AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND PARTY WALL AGREEMENT RECORDED JUNE 16, 2004 AS DOCUMENT NUMBER 0416811234 AND AMENDED BY DOCUMENT 0417742330 (THE "PARTY WALL AGREEMENT") FOR: ACCESS FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING WINDOWS, BALCONIES AND SIMILAR IMPROVEMENTS AND ACCESS TO AND USE OF THE ROOF FOR PLACEMENT OF SCAFFOLDING, THE USE OF ANY NECESSARY MACHINERY AND EQUIPMENT AND OTHER PURPOSES RELATING TO SUCH CONSTRUCTION AND MAINTENANCE OF THE BUILDING COMMONLY KNOWN AS 36-42 S. STATE STREET LOCATED ON LOTS 35 THROUGH 38, ACCESS FOR THE PURPOSE OF MAINTAINING, REPAIRING AND REPLACING THE PARTY WALL (AS DEFINED IN THE PARTY WALL AGREEMENT)

PARCEL 3:

PERMANENT EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED JUNE 16, 2004 AS DOCUMENT 0416811235 ("REA") FOR THE PURPOSES OF: (1) INGRESS AND EGRESS FOR PERSONS (AS DEFINED IN THE REA), VEHICLES, MATERIALS AND EQUIPMENT IN, TO, UNDER, OVER, UPON, ON, ACROSS AND THROUGH THE RETAIL PARCEL (AS DEFINED IN THE REA) TO: PERMIT THE USE, OPERATION, AND MAINTENANCE (AS DEFINED IN THE REA) OF PARCEL 1, INCLUDING, WITHOUT LIMITATION, THE OFFICE OWNED FACILITIES (AS DEFINED IN THE REA), AND (11) PERFORM (Y) ALTERATIONS (AS DEFINED IN THE REA) AND (Z) RESTORATION AFTER DAMAGE OR DESTRUCTION OR CONDEMNATION; USE AND MAINTENANCE OF ALL PIPES (AS DEFINED IN THE REA) AND THE FACILITIES (AS DEFINED IN THE REA) LOCATED IN THE RETAIL PARCEL (INCLUDING OFFICE OWNED FACILITIES); SUPPORT, ENCLOSURE, USE, AND MAINTENANCE WITH RESPECT TO THE COMMON WALLS (AS DEFINED IN THE REA), FLOORS (AS DEFINED IN THE REA), AND CEILINGS (AS DEFINED IN THE REA) EXISTING OR CONSTRUCTED IN AND ALONG THE COMMON BOUNDARIES OF THE RETAIL PARCEL AND PARCEL 1; UTILITY SERVICE (AS DEFINED IN THE REA) PURPOSES REQUIRED BY PARCEL 1 AND MAINTENANCE OF THE UTILITY FACILITIES (AS DEFINED IN THE REA) IN THOSE AREAS OF THE RETAIL PARCEL WHERE SUCH UTILITY FACILITIES ARE LOCATED OR TO BE LOCATED; STRUCTURAL SUPPORTS (AS DEFINED IN THE REA) LOCATED IN, OR CONSTITUTING A PART OF THE RETAIL PARCEL IMPROVEMENTS (AS DEFINED IN THE REA) FOR THE SUPPORT OF THE OFFICE PARCEL IMPROVEMENTS (AS DEFINED IN THE REA) AND THE OFFICE OWNED FACILITIES AND THE MAINTENANCE OF STRUCTURAL SUPPORTS AND THE OFFICE OWNED FACILITIES; ENCROACHMENTS OVER OR UPON THE RETAIL PARCEL; THE EXISTENCE, ATTACHMENT, USE AND MAINTENANCE OF THE OFFICE OWNED FACILITIES IN LOCATIONS NOW OR HEREAFTER IN THE RETAIL PARCEL; AN EASEMENT ON, OVER, ACROSS AND THROUGH THE ELEVATOR SHAFTS, RAILS, EQUIPMENT AND OTHER COMPONENTS RELATED THERETO LOCATED IN THE RETAIL PARCEL FOR THE USE OF

UNOFFICIAL COPY

SUCH ELEVATORS AND SHAFTS AS PASSENGER AND FREIGHT ELEVATORS; (2) INGRESS AND EGRESS FOR PERSONS, VEHICLES, MATERIALS AND EQUIPMENT IN, TO, UNDER, OVER, ON, ACROSS AND THROUGH THE RESIDENTIAL PARCEL (AS DEFINED IN THE REA) TO: (1) PERMIT THE USE, OPERATION, MAINTENANCE OF PARCEL 1, INCLUDING WITHOUT LIMITATION, THE OFFICE OWNED FACILITIES AND THOSE PORTIONS OF THE RESIDENTIAL PARCEL CONTAINING THE ACCESS PATHWAYS TO AND FROM THE OFFICE PARCEL AND LOADING DOCK, FREIGHT ELEVATOR, TRASH ROOM, (AS DEFINED IN THE REA) AND GARBAGE DUMPSTER, AND (11) PERFORM (Y) ALTERATIONS, AND (2) RESTORATION AFTER DAMAGE OR DESTRUCTION OR CONDEMNATION; USE AND MAINTENANCE OF ALL PIPES AND THE FACILITIES LOCATED IN THE RESIDENTIAL PARCEL (INCLUDING OFFICE OWNED FACILITIES); SUPPORT, ENCLOSURE, USE AND MAINTENANCE WITH RESPECT TO THE COMMON WALLS, FLOORS, AND CEILINGS EXISTING OR CONSTRUCTED IN AND ALONG THE COMMON BOUNDARIES OF THE RESIDENTIAL PARCEL AND PARCEL 1; USE OF THE LOADING DOCKS AND GARBAGE DUMPSTER LOCATED WITHIN THE TRASH ROOM, USE OF THE LOADING DOCK BERTH AND SPACE FOR GARBAGE DUMPSTER WITHIN THE TRASH ROOM, THE RIGHT TO ACCESS SUCH LOADING DOCK AREA AND TRASH ROOM (AND TO DELIVER, DISPATCH AND TRANSPORT TRASH, MATERIALS, GOODS AND INVENTORY) OVER, UPON, ACROSS AND THROUGH THE FREIGHT ELEVATOR AND INTERIOR CORRIDORS CONNECTING PARCEL 1 AND THE RESIDENTIAL PARCEL; UTILITY SERVICE PURPOSES REQUIRED BY PARCEL 1 AND MAINTENANCE OF THE UTILITY FACILITIES IN THOSE AREAS OF THE RESIDENTIAL PARCEL WHERE SUCH UTILITY FACILITIES ARE LOCATED OR TO BE LOCATED; ENCROACHMENTS OVER OR UPON THE RESIDENTIAL PARCEL; STRUCTURAL SUPPORTS LOCATED IN, OR CONSTITUTING A PART OF, THE RESIDENTIAL PARCEL IMPROVEMENTS (AS DEFINED IN THE REA) FOR THE SUPPORT OF THE OFFICE PARCEL IMPROVEMENTS AND THE OFFICE OWNED FACILITIES AND THE MAINTENANCE OF STRUCTURAL SUPPORTS AND THE OFFICE OWNED FACILITIES, PEDESTRIAN EGRESS IN AN EMERGENCY SITUATION (AS DEFINED IN THE REA) FROM PARCEL 1 ON, OVER, ACROSS AND THROUGH THE STAIRWELLS LOCATED WITHIN THE RESIDENTIAL PARCEL AND ON, OVER, ACROSS, AND THROUGH THE RESIDENTIAL PARCEL TO UTILIZE THE EMERGENCY EXITS FROM THE BUILDING (AS DEFINED IN THE REA); THE EXISTENCE, ATTACHMENT, USE AND MAINTENANCE OF THE OFFICE OWNED FACILITIES IN THE RESIDENTIAL PARCEL IN LOCATIONS NOW OR HEREAFTER IN THE RESIDENTIAL PARCEL; AN EASEMENT ON, OVER, ACROSS AND THROUGH THE ELEVATOR SHAFTS, RAILS, EQUIPMENT AND OTHER COMPONENTS RELATED THERETO LOCATED IN THE RESIDENTIAL PARCEL FOR USE OF SUCH ELEVATORS AND SHAFTS AS PASSENGER AND FREIGHT ELEVATORS; EASEMENT FOR THE OFFICE OWNER (AS DEFINED IN THE REA) AND ITS PERMITTEES (AS DEFINED IN THE REA) FOR THE USE OF THE ELEVATORS AND STAIRWELLS LOCATED WITHIN THE RESIDENTIAL PARCEL AND FOR PEDESTRIAN INGRESS AND EGRESS OVER, UPON, ACROSS AND THROUGH THE LOBBY OF THE RESIDENTIAL PARCEL TO AND FROM THE MONROE STREET ENTRANCE TO THE BUILDING FROM AND TO PARCEL 1; ELEVATOR SERVICE, ELEVATOR AND ESCALATOR CONSTRUCTION AND MAINTENANCE EASEMENTS, COMMUNICATION AND ANTENNA FACILITIES, AND SIGNAGE EASEMENT OVER THE REMAINDER OF THE PROPERTY LOCATED ON LOTS 35 THROUGH 33 IN BLOCK 142 SCHOOL SECTION ADDITION TO CHICAGO AFORESAID; WITH RESPECT TO THE EASEMENTS BURDENING THE RESIDENTIAL PARCEL, IF SUCH EASEMENTS REQUIRE ACCESS TO AREAS OTHER THAN THE FIRST AND SECOND FLOORS OF THE BUILDING; THEN SUCH EASEMENT RIGHTS SHALL INCLUDE THE USE OF ELEVATORS AND STAIRWELLS TO ACCESS THE BUILDING ROOF AND OTHER AREAS OF THE BUILDING NECESSARY TO EXERCISE SUCH EASEMENT RIGHTS; THE RIGHT TO INGRESS AND EGRESS OVER, THROUGH, AND UPON THE PARCEL (AS DEFINED IN THE REA) BURDENED BY THE FOREGOING EASEMENTS TO THE EXTENT NECESSARY TO EXERCISE THE RIGHTS GRANTED BY THE FOREGOING EASEMENTS.