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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2017 01:13 PM PG: 1 OF 4

CLAIM FOR LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


In accordance with the Illinois Condominium Property Act, 765 ILCS 605/1, *et seq.* (the "Act"), the 1320 N. ASTOR CONDOMINIUM ("Association") and PHOENIX RISING MANAGEMENT, LLC, as Custodian of 1320 N. Astor Condominium Association (collectively "Claimants") hereby file a Claim for Lien against Katalina Groh, individually and d/b/a 1320 N. Astor Street LLC and 1320 North Astor Unit 3 LLC ("Debtor"), of the County of Cook, Illinois, and state as follows:

1. As of December 26, 2017, said Debtor was the owner of Units #G, #1, #3, and #4 at 1320 North Astor Street, Chicago, Illinois 60610, having permanent real estate index numbers 17-03-106-030-1001, 17-03-106-030-1002, 17-03-106-030-1004, and 17-03-106-030-1005, respectively, and more fully described in the attached Exhibit A, and hereinafter referred to as the "Properties".

2. That said Properties are subject to both the Act and a Declaration of Condominium Ownership and Bylaws, Easements, Restrictions, and Covenants for 1320 North Astor E.R.T.A. Condominium, recorded in the office of the Cook County Recorder of Deeds as document number 27353176 (the "Declaration"). The Act and the Declaration provide for the creation of a lien for the non-payment of assessments, together with interest, costs, and reasonable attorneys' fees necessary for said collection.

3. That as of November 20, 2017, the lienable amount of assessments due, unpaid, and owing by Debtor to Claimant, after allowing all credits, is not less than \$34,334.65, in addition to the lienable amount of assessments due, unpaid, and owing by Debtor to Claimant of at least \$23,443.10 as of August 22, 17 (as to which Claimant recorded its Claim for Lien on November 14, 2017, as Document No. 1731834086), which sums will increase with the levy of future assessments, costs, interest, and attorneys' fees, all of which must be satisfied prior to any release of this lien.

1320 N. ASTOR STREET CONDOMINIUM
ASSOCIATION and PHOENIX RISING
MANAGEMENT, LLC, as Custodian of 1320 N. Astor
Condominium Association

By: 
One of its Attorneys

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

VERIFICATION

The undersigned, being first duly sworn on oath, deposes and says he is the attorney for 1320 N. ASTOR STREET CONDOMINIUM ASSOCIATION and PHOENIX RISING MANAGEMENT, LLC, as Custodian of 1320 N. Astor Condominium Association, above-named Claimants, that he has read the foregoing Claim for Lien and knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

One of its Attorneys

SUBSCRIBED and SWORN to before me
this 26th day of December, 2017.

Notary Public



This document was prepared by,
and after recording mail to:

Mitchell Bryan
Williams, Bax & Saltzman, P.C.
221 N. LaSalle Street, Suite 3700
Chicago, Illinois 60601

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EXHIBIT A

Legal Descriptions

Unit G:

PARCEL 1: UNIT G IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, 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 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: AN EXCLUSIVE RIGHT TO USE "P-1" AS A LIMITED COMMON ELEMENT AS SHOWN ON EXHIBIT "A" AND CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Unit #G, Chicago, Illinois 60610.
Permanent Index Number: 17-03-106-030-1001

Unit 1:

UNIT 1 IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, 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 27353176, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Unit #1, Chicago, Illinois 60610.
Permanent Index Number: 17-03-106-030-1002

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Unit 3:

UNIT 3 IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, 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 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Unit #3, Chicago, Illinois 60610.
Permanent Index Number: 17-03-106-030-1004

Unit 4:

PARCEL 1: UNIT 4 IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, 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 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: AN EXCLUSIVE RIGHT TO USE "P-2" AS A LIMITED COMMON ELEMENT AS SHOWN ON EXHIBIT "A" AND CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Units #4, Chicago, Illinois 60610.
Permanent Index Number: 17-03-106-030-1005