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Doc# 1816557089 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2018 01:13 PM PG: 1 OF 3

CONDOMINIUM ASSOCIATION LIEN

LAMAR II INC, D/B/A 7608 S PHILLIPS CONDO ASSOCIATION ATTACHES THE FOLLOWING LIEN AT 7610 S PHILLIPS AVE UNIT 2 (S) CHICAGO ILLINOIS 60649. THIS UNIT POSSESSES THE PIN # 21-30-307-026-1005. THE FOLLOWING REPRESENT THE TIME FRAMES WHERE THE CONDOMINIUM ASSESSMENTS WERE DUE AS WELL AS ANY AND ALL SPECIAL ASSESSMENTS WHICH WERE PAID BY LAMAR II INC.

THE REGULAR CONDO HOA ASSESSMENTS OWING ARE FROM FEBRUARY 2017 UNTIL MAY 2018. THE FEE WAS \$150/MONTH TIMES 16 MONTHS DUE FOR A TOTAL OF \$2400.00.

THE SPECIAL CONDO ASSESSMENTS ALSO OWING FROM FEBRUARY 2017 UNTIL JUNE 2018 ARE ADDITIONAL PORCH WORK AND ELECTRICAL, PLUMBING, MASONRY AND ADDITIONAL HVAC AND PLUMBING WORK DEMANDED BY THE CITY OF CHICAGO. THE CITY OF CHICAGO PRODUCED AN ORIGINAL COMPLAINT AS WELL AS AN AMENDED COMPLAINT OUTLINING THE ITEMS THAT NEEDED TO BE REPAIRED. THE TOTAL AMOUNT OWING BY PIN #21-30-307-026-1005 UNIT 2(S) FOR THE SPECIAL ASSESSMENTS IS \$6210. THE TOTAL LIEN AMOUNT IS AS FOLLOWS:

REGULAR ASSESSMENTS	\$2400
SPECIAL ASSESSMENTS	\$8210

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TOTAL LIEN AMOUNT

\$10,610

PREPARATION OF INSTRUMENT

THIS DOCUMENT WAS PREPARED BY MARTIN A WACHEL

6726 RHODE ISLAND AVE HAMMOND, IN 46323

**PRESIDENT OF LAMAR II INC AND PRESIDENT OF 7608-10 S PHILLIPS CONDO
ASSOCIATION, CHICAGO ILLINOIS**

MARTIN A WACHEL MAY 31, 2018



CONTACT INFORMATION TEL 219-730-6726

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*** LEGAL DESCRIPTION:****UNOFFICIAL COPY****PARCEL 1:**

UNIT NUMBER 7610-2 IN THE 7608-10 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 AND THE SOUTH 23 FEET OF LOT 2 IN BLOCK 6 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0831134052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7610 S PHILLIPS AVE, UNIT 2 AND P-5. CHICAGO, IL 60649

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