

CONDOMINIUM
ASSOCIATION NOTICE
OF CLAIM AND LIEN

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1819413042

Doc# 1819413042 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2018 01:06 PM PG: 1 OF 2

State of Illinois)
)
County of Cook)

Above Space for Recorder's Use Only

THE 5116 SOUTH PRAIRIE COMMUNITY
CONDOMINIUM ASSOCIATION
(CLAIMANT)

RE: 5116 S. PRAIRIE, UNIT 1, CHICAGO, IL 60617
(PREMISES)

YVONNE KIRKWOOD and VINCENT KIRKWOOD
(OWNERS)

Claimant, an Illinois not-for-profit corporation, located at 5116 S. Prairie, Chicago, Illinois 60617 hereby files this Notice of and Claim for Lien against Owners and any persons claiming to be interested in the premises and states:

1. On or about November 18, 2013, Owners acquired a fee simple title to the PREMISES located in Cook County, Illinois, the legal description which is:

PCL 1:

UNIT 1 IN THE 5116 SOUTH PRAIRIE COMMUNITY A CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTH 30 FEET OF LOT 2 IN ELISHA BAYLEY'S SUBDIVISION OF THE NORTH 20 ACRES OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF PRAIRIE AVENUE AS NOW OPENED AND EAST OF THE EAST LINE OF THE 20 FOOT ALLEY THROUGH LOTS 1 AND 2 IN BAYLEY'S SUBDIVISION AFORESAID DEDICATED BY INSTRUMENT RECORDED AUGUST 4, 1907 AS DOCUMENT 3278501 IN BOOK 83 OF PLATS, PAGE 33, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED AUGUST 30, 2001 AS DOCUMENT 0010803922, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 4 AS ARE SET FORTH IN THE DECLARATION.

Permanent Tax No.: 20-10-304-054-1001

2. As stated in the legal description, the premises are subject to a Declaration establishing a plan for condominium ownership of the PREMISES commonly known as 5116 S. Prairie, Chicago, Illinois 60617 and recorded with the Recorder of Deeds as 0010803922 whereby the owners agreed to pay their share of the common expenses related to the PREMISES.
3. Owner has not paid his share of the common expenses currently due and owing. As of July 12, 2018 OWNERS share of the common expense in the amount of \$37,055. Each monthly assessment thereafter is the sum of \$550.
4. Said assessment, plus interest, collection costs, and reasonable attorney fees, pursuant to 765 ILCS 605 constitute a lien on the premises.

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VERIFICATION

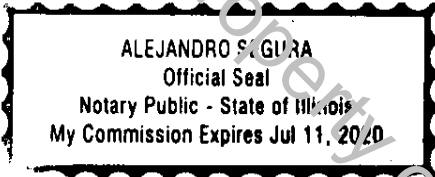
I, LUQMAN ABODERIN, on oath certify that I am a board member of the CLAIMANT, Condo Association of The 5116 South Prairie Community Condominium Association, have reviewed the foregoing Notice of and Claim for Lien, have the authority to execute documents on behalf of Claimant, and that the statement therein are true and accurate to the best of my personal knowledge.

Aboderin

LUQMAN ABODERIN

(Impress Seal Here)

Given under my hand and official seal July 13, 2018



(Impress Seal Here)

Alejandro Guira
(Notary Public)

Prepared by: Williams Law Office
PO Box 208501
Chicago, IL 60620

Tel:

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