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Doc# 1826145040 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2018 02:39 PM PG: 1 OF 4

CLAIM FOR LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

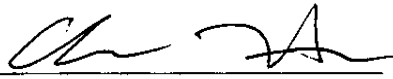
In accordance with the Illinois Condominium Property Act, 765 ILCS 605/1, *et seq.* (the "Act"), the 1320 N. ASTOR CONDOMINIUM ("Association") and PHOENIX RISING MANAGEMENT, LLC, as Custodian of the Association (collectively "Claimants") hereby file a Claim for Lien against Katalina Greh, individually 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 September 5, 2018, said Debtor was the owner of Unit #G at 1320 North Astor Street, Chicago, Illinois 60610, having permanent real estate index number 17-03-106-030-1001 and more fully described in the attached Exhibit A, and hereinafter referred to as the "Property".

2. That said Property is 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 attorney's fees necessary for said collection.

3. That as of September 5, 2018, the lienable amount of assessments due, unpaid, and owing by Debtor to Claimants, after allowing all credits, is not less than \$20,828.12, which sum 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 18 day of September, 2018.



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 Description

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

**PHOENIX RISING
MANAGEMENT, LLC.**

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Transaction History
1320 N Astor Condominium Association
Transaction Detail : 1/1/2001 - 9/5/2018

Date:	9/5/2018
Time:	1:41 pm
Page:	4

Name: Katalina Groh **Address:** 1320 N. Astor Street #G Unit G

Homeowner Account: 0280132011 **Homeowner Status:** Owner

Date	Description	Batch	Amount	Paid	Balance
03/01/2017	Unit Assessment 2017	39791	\$ 703.80	\$ -	\$ 703.80
04/01/2017	Unit Assessment 2017	39791	703.80	-	1,407.60
05/01/2017	Unit Assessment 2017	39791	703.80	-	2,111.40
06/01/2017	Unit Assessment 2017	39791	703.80	-	2,815.20
07/01/2017	Unit Assessment 2017	39791	703.80	-	3,519.00
07/17/2017	Late Fee (Delinquent Fee) 2017	43506	25.00	-	3,544.00
08/01/2017	Unit Assessment 2017	39791	703.80	-	4,247.80
08/04/2017	Collections Fee - Inv # C-7757 2017	44125	60.00	-	4,307.80
08/17/2017	Late Fee (Delinquent Fee) 2017	44774	25.00	-	4,332.80
09/01/2017	Unit Assessment 2017	39791	703.80	-	5,036.60
09/17/2017	Late Fee (Delinquent Fee) 2017	45937	25.00	-	5,061.60
10/01/2017	Unit Assessment 2017	39791	703.80	-	5,765.40
10/17/2017	Late Fee (Delinquent Fee) 2017	47219	25.00	-	5,790.40
11/01/2017	Unit Assessment 2017	39791	703.80	-	6,494.20
11/17/2017	Late Fee (Delinquent Fee) 2017	48393	25.00	-	6,519.20
12/01/2017	Unit Assessment 2017	39791	703.80	-	7,223.00
12/17/2017	Late Fee (Delinquent Fee) 2017	49591	25.00	-	7,248.00
01/01/2018	Unit Assessment 2018	49659	1,486.68	-	8,734.68
01/17/2018	Late Fee (Delinquent Fee) 2018	50884	25.00	-	8,759.68
02/01/2018	Unit Assessment 2018	49659	1,486.68	-	10,246.36
02/17/2018	Late Fee (Delinquent Fee) 2018	52075	25.00	-	10,271.36
03/01/2018	Unit Assessment 2018	49659	1,486.68	-	11,758.04
03/17/2018	Late Fee (Delinquent Fee) 2018	53033	25.00	-	11,783.04
04/01/2018	Unit Assessment 2018	49659	1,486.68	-	13,269.72
04/17/2018	Late Fee (Delinquent Fee) 2018	51048	25.00	-	13,294.72
05/01/2018	Unit Assessment 2018	49659	1,486.68	-	14,781.40
05/17/2018	Late Fee (Delinquent Fee) 2018	55271	25.00	-	14,806.40
06/01/2018	Unit Assessment 2018	49659	1,486.68	-	16,293.08
06/17/2018	Late Fee (Delinquent Fee) 2018	55543	25.00	-	16,318.08
07/01/2018	Unit Assessment 2018	49659	1,486.68	-	17,804.76
07/17/2018	Late Fee (Delinquent Fee) 2018	57670	25.00	-	17,829.76
08/01/2018	Unit Assessment 2018	49659	1,486.68	-	19,316.44
08/17/2018	Late Fee (Delinquent Fee) 2018	59184	25.00	-	19,341.44
09/01/2018	Unit Assessment 2018	49659	1,486.68	-	20,828.12
Total			\$20,828.12	\$-	\$20,828.12