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Doc# 1902506024 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2019 11:41 AM PG: 1 OF 5

CLAIM FOR LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

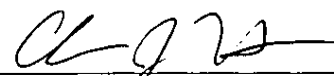
In accordance with the Illinois Condominium Property Act, 765 ILCS 605/1, *et seq.* (the "Act"), the 1320 N. ASTOR CONDOMINIUM ("Association") and PHOENIX RISING MANAGEMENT, LLC, as Custodian of the Association (collectively "Claimants") hereby file a Claim for Lien against Katalina Groh, individually 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 January 23, 2019, said Debtor was the owner of Unit #3 at 1320 North Astor Street, Chicago, Illinois 60610, having permanent real estate index number 17-03-106-030-1004 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 January 23, 2019, the lienable amount of assessments due, unpaid, and owing by Debtor to Claimants, after allowing all credits, is not less than \$37,158.57, 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

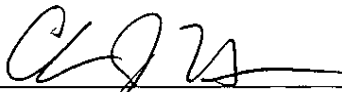
COOK COUNTY RECORDER OF DEEDS 

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

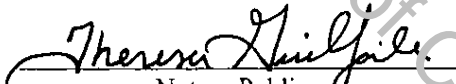
VERIFICATION

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 25^m day of January, 2019



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

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY**1320 N Astor Condominium Association****Homeowner Transaction History For 1/1/2001 - 1/9/2019****28018687 - Katalina Groh - 1320 N. Astor Street Unit: 3**

Date	Description	Charge	Payment	Balance
1/1/2001	Prior Balance	\$0.00	\$0.00	\$0.00
3/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$979.65
4/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$1,959.30
5/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$2,938.95
6/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$3,918.60
7/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$4,898.25
7/17/2017	Late Fee	\$25.00	\$0.00	\$4,923.25
8/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$5,902.90
8/4/2017	Passthru Legal - Collections Fee - Inv # C-7756	\$60.00	\$0.00	\$5,962.90
8/17/2017	Late Fee	\$25.00	\$0.00	\$5,987.90
9/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$6,967.55
9/17/2017	Late Fee	\$25.00	\$0.00	\$6,992.55
10/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$7,972.20
10/17/2017	Late Fee	\$25.00	\$0.00	\$7,997.20
11/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$8,976.85
11/17/2017	Late Fee	\$25.00	\$0.00	\$9,001.85
12/1/2017	Unit Assessments - Unit Assessment	\$979.65	\$0.00	\$9,981.50
12/17/2017	Late Fee	\$25.00	\$0.00	\$10,006.50
1/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$12,075.89
1/17/2018	Late Fee	\$25.00	\$0.00	\$12,100.89
2/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$14,170.28
2/17/2018	Late Fee	\$25.00	\$0.00	\$14,195.28
3/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$16,264.67
3/17/2018	Late Fee	\$25.00	\$0.00	\$16,289.67
4/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$18,359.06
4/17/2018	Late Fee	\$25.00	\$0.00	\$18,384.06
5/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$20,453.45
5/17/2018	Late Fee	\$25.00	\$0.00	\$20,478.45
6/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$22,547.84
6/17/2018	Late Fee	\$25.00	\$0.00	\$22,572.84
7/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$24,642.23
7/17/2018	Late Fee	\$25.00	\$0.00	\$24,667.23
8/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$26,736.62
8/17/2018	Late Fee	\$25.00	\$0.00	\$26,761.62
9/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$28,831.01
9/17/2018	Late Fee	\$25.00	\$0.00	\$28,856.01

UNOFFICIAL COPY**1320 N Astor Condominium Association**

Homeowner Transaction History For 1/1/2001 - 1/9/2019

28018687 - Katalina Groh - 1320 N. Astor Street Unit: 3

Date	Description	Charge	Payment	Balance
10/1/2018	Unit Assessments - Unit Assessment	\$2,069.39	\$0.00	\$30,925.40
10/17/2018	Late Fee	\$25.00	\$0.00	\$30,950.40
11/1/2018	Unit Assessments	\$2,069.39	\$0.00	\$33,019.79
12/1/2018	Unit Assessments	\$2,069.39	\$0.00	\$35,089.18
1/1/2019	Unit Assessments	\$2,069.39	\$0.00	\$37,158.57

Property of Cook County Clerk's Office