

# UNOFFICIAL COPY

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and after recording mail to:

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



Doc# 1907044020 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/11/2019 10:22 AM PG: 1 OF 2

## CLAIM FOR EQUITABLE RECEIVER'S LIEN

PHOENIX RISING MANAGEMENT, LLC ("Phoenix"), as Custodian of the 1320 N. Astor Condominium Association ("Association"), hereby files its Claim for Receiver's Lien against 1320 N. Astor, Unit #4, Chicago, Illinois 60611 and more fully described in *Exhibit A* ("Property"), attached hereto.

The aforesaid lien arises out of the appointment of Phoenix as Custodian in the case captioned *Board of Managers of 1320 N. Astor Condo Association v. Shoelson*, Case No. 2009 CH 01522 (consolidated with 2013 M1 705355 and 2017 M1 717484) filed in the Circuit Court of Cook County, Illinois. As of March 11, 2019, Phoenix has issued charges and incurred expenses totaling \$68,635.00, in addition to outstanding legal fees and expenses in the amount of \$54,029.59, all of which is due and owing from the legal and/or beneficial owner of the Property. Therefore, as of March 11, 2019, the combined total outstanding balance owed to Phoenix by the legal and/or beneficial owner of the Property for work as Custodian of the Association is \$122,665.59.

PHOENIX RISING MANAGEMENT, LLC, as Custodian of  
1320 N. Astor Condominium Association

By:   
One of Its Attorneys

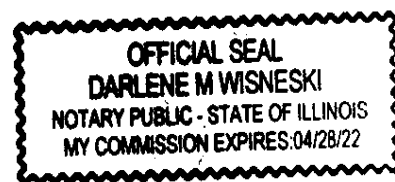
STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

The undersigned, being first duly sworn on oath, deposes and says he is the attorney for PHOENIX RISING MANAGEMENT, LLC, as Custodian of 1320 N. Astor Condominium Association, the above-named Claimant that he has read the foregoing Claim for Receiver's 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 11 day of March, 2019

Notary Public



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## EXHIBIT A

### Legal Description

#### 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, Unit #4, Chicago, Illinois 60610.  
Permanent Index Number: 17-03-106-030-1905