UNOFFICIAL COPY

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

1987844923

. Doc# 1907044023 Fee \$40.00

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

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/11/2019 10:24 AM PG: 1 OF 2

CLAIM FOR EQUITIBLE 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 #1, Cricago, 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 70535° 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 Phornix by the legal and/or beneficial owner of the Property for work as Custodian of the Association is \$122,665.39.

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

y: _ Cr

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 // day of March, 2019

ene M. Wylske

OFFICIAL SEAL
DARLENE M WISNESKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EVERPES OF ILLINOIS

WY CO

UNOFFICIAL COPY

EXHIBIT A

Legal Description

<u>Unit 1</u>:

UNIT 1 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, ILLANDIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMENTUM RECORDED AS DOCUMENT 27353176, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: Permanent Index Number: COOK COUNTY CLOTHS OFFICE 1320 N. Astor Street, Unit #1, Chicago, Illinois 60610.