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Doc# 1907044024 Fee \$44.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/11/2019 10:24 AM PG: 1 OF 4

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 the undivided interest in the common elements of the five condominium units located at 1320 N. Astor, Chicago, Illinois 60611 and more fully described in *Exhibit A*, 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 \$41,293.00, in addition to outstanding legal fees and expenses payable by the Association in the amount of \$9,699.30, all of which is due and owing from the Association and remains unpaid. Therefore, as of March 11, 2019, the combined total outstanding balance owed to Phoenix by the Association for work as Custodian of the Association is \$50,992.30.

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

By:
One of Its Attorneys

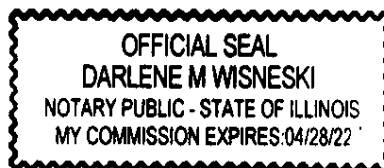
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 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

Unit I:

UNIT I 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 #I, Chicago, Illinois 60610.
Permanent Index Number: 17-03-106-030-1002

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Unit 2:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27353176 AND FURTHER DEFINED AS THAT PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF LOT 1 AFORESAID, THENCE RUNNING SOUTHEASTERLY ALONG THE EAST LINE OF LOT 1 63.16 FEET, MORE OR LESS TO A POINT OF INTERSECTION WITH A LINE 62.40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOTS 1 AND 3 FOR THE PLACE OF BEGINNING; THENCE RUNNING WESTERLY ALONG SAID LINE 62.40 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, AND NORTH LINE EXTENDED WEST, TO THE WEST LINE OF THE EAST 9.00 FEET OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 3 AFORESAID; THENCE RUNNING SOUTHERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH A LINE 82.87 FEET SOUTH OF AND PARALLEL TO THE AFORESAID NORTH LINE OF LOT 3 EXTENDED WEST; THENCE EASTERLY ALONG SAID LINE 82.87 FEET SOUTHERLY OF SAID NORTH LINE OF LOT 3 TO A POINT ON THE EAST LINE OF LOT 2 AFORESAID; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF LOTS 1 AND 2 TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Commonly known as: 1320 N. Astor Street, Unit #2, Chicago, Illinois 60610.
Permanent Index Number: 17-03-106-030-1003

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

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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: 17-03-106-070-1005