

# UNOFFICIAL COPY



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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2019 12:03 PM PG: 1 OF 2

This instrument was prepared by and after recording return to:

Michael T. Franz  
Sanchez Daniels & Hoffman  
333 West Wacker Drive  
Suite 500  
Chicago, Illinois 60606

## NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; Marvin Medlock and Tyron Tabb; and whom else it may concern:

Please take notice that The Westminster Condominium Association, an Illinois not-for-profit corporation, the undersigned Lienor, has and claims a lien for unpaid common elements charges pursuant to 765 Illinois Compiled Statutes 605/9, and pursuant to Article VI, Section 7 of the Declaration of the Association, as follows:

1. The name of the lienor is The Westminster Condominium Association (the "Association"), acting on behalf of all unit owners of the Association, a condominium association pursuant to a Declaration.
2. The name of the owner of the real property described below, against whose interest the lienor claims a lien, is Marvin Medlock and Tyron Tabb
3. The property subject to the lien claimed are Permanent Tax Number 16-08-420-057-1014, commonly known as Unit 36-A3 in the Association, 46 N. Menard, Chicago, Illinois 60644, and a condominium as delineated on the Plat of Survey as:

THE NORTH 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF THE PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4. As provided in the declaration, the owner of the unit is liable for a proportionate share of the common expenses of the condominium.
5. As provided in the Declaration, amounts assessed as common expenses remaining unpaid constitute a lien against the units with respect to which the assessment was made.

S ✓  
 P 2  
 S ✓  
 M ✓  
 SC ✓  
 T ✓  
 NT JA

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- 6. As recited in the deed to the unit accepted by Marvin Medlock and Tyron Tabb as grantee, the unit is held subject to all the terms and conditions contained in the Declaration, including the condition that the proportionate share of common expenses stated above must be paid by the unit's owner.
- 7. The following common charges in the total amount of \$3,977.02 are and remain due and owing with respect to the unit, which bears interest at the statutory rate.

The undersigned, acting on behalf of all unit owners of The Westminster Condominium Association, claims a lien on Unit 36-A3 for the amount of \$3,977.02 plus attorneys' fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: October 16, 2019

The Westminster Condominium Association,

By: Michael T. Franz  
 One of Its Attorneys

STATE OF ILLINOIS        )  
   ) ss  
 COUNTY OF COOK         )

The undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Michael T. Franz, is personally known to me to be an attorney for The Westminster Condominium Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such member of the Board of Directors, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16<sup>th</sup> day of October, 2019

Nancy A. Ledesma  
 Notary Public  
 Commission expires:

