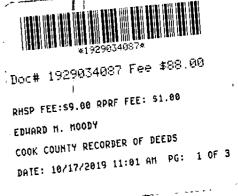
## **UNOFFICIAL COPY**

THIS DOCUMENT HAS BEEN PREPARED BY, AND AFTER RECORDATION SHOULD BE RETURNED TO:

Altus Legal LLC 161 N. Clark St., Ste. 1600 Chicago, Illinois 60601



### **NOTICE OF LIEN**

STATE OF ILLIPIOLS ) SS COUNTY OF COOK )

IN THE OFFICE OF THE RECURDER OF DEEDS OF COOK COUNTY, ILLINOIS

Board of Directors of West Park Place
Condominium Association, an Illinois NotFor- Profit Corporation,

Claim for lien in the amount of \$38,710.23

Claimant,

v.

Claim for lien in the amount of \$38,710.23

plus additional sums which hereafter become due and owing.

Estate of Isabella Wekerle and Heirs and
Legatees of the Estate of Isabella Wekerle,

Owner.

Owner.

Claimant, Board of Directors of West Park Place Condominium Association ("Association"), an Illinois not-for-profit corporation, hereby records this Notice of Lien pursuant to Section 9(h) of the Illinois Condominium Property Act and has and claims a lien against the below described property owned by the Estate of Isabella Wekerle and Heirs and Legatees of the Estate of Isabella Wekerle ("Owner") and states as follows:

As of the date hereof, the said Owner owned or claimed, or may have as an heir, an interest in the following described property located in the Association, to-wit:

See Legal Description attached hereto as Exhibit A.

## **UNOFFICIAL COPY**

That said property is subject to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for West Park Condominium recorded on May 13, 1999 as Document No. 99466009 in the Office of the Recorder of Deeds of Cook County, Illinois. Section 8.1 of said Declaration and Section 9(g)(1) of the Illinois Condominium Property Act provide for the creation of a lien for the Owner's unpaid common expenses, fines, or other lawful and agreed upon charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection.

Claimant has and claims a lien on said property and improvements for the balance of the Owner's unpaid common expenses, fines, or other lawful and agreed upon charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium increments, rules and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection, after allowing all credits, in the amount of \$38,710.23 as of October 1, 2019 plus all additional sums which thereafter become due and owing.

The Board of Directors of West Park Flace Condominium Association
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By: NFM

Nicholas Bartzen, One of its Attorneys

Date: october 10 .2019

Nicholas Bartzen, being first duly sworn, on oath deposes and says, that he is the legal counsel for the above-named Claimant, West Park Place Condominium Association, an Illinois not-for-profit Corporation, that he has authority to execute this document or behalf of said Claimant, that he has read the foregoing Notice of Lien, that he knows the contents thereof, and that all the statements therein contained are true.

Nicholas Bartzen, Attorney for

The Board of Directors of West Park Place Condominium Association

(seal)

SUBSCRIBED AND SWORN to

before me this  $10^{4}$  day

0.44... 201

KRISTOFER D. KASTEN
Notary Public - State of Illinois

Notary Public - State of Illinois My Commission Expires 11/20/2022

OFFICIAL SEAL

1929034087 Page: 3 of 3

FOUNTY CLOPA'S OFFICE

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#### **EXHIBIT A**

### **LEGAL DESCRIPTION**

Unit 1747A in West Park Place Condominium as delineated on a survey of the following described real estate: part of the North half and the North half of the Southeast quarter and the East half of the Southwest quarter of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit B to the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 13, 1999 as Document No. 99466009, together with a percentage of the common elements argument to said Unit as set forth in said Declaration as amended from time to time, in Cook County, Illinois.

Permanent Index No.:

14/53-304-062-1026

Commonly known as:

1747A N. Larrabee St. Chicago, I fir.ois 60614