

# UNOFFICIAL COPY

Doc#: 2007946597 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/19/2020 01:53 PM Pg: 1 of 5

STATE OF ILLINOIS )  
)  
SS. )  
COUNTY OF COOK )

**IN THE OFFICE OF THE  
RECORDER OF  
OF DEEDS OF COOK  
COUNTY, ILLINOIS**

For Use By Recorder's Office Only

Lowell House Condominium Association, an Illinois not-for-profit corporation	)	
	)	
Claimant,	)	2019 M1 706810
	)	
v.	)	Verified Claim for Assessment Lien in
	)	the amount of \$17,205.91 plus
	)	attorney's fees and costs
	)	
David Valentine; All Unknown Occupants	)	
	)	
	)	
Debtor.	)	

Lowell House Condominium Association, an Illinois not-for-profit corporation, hereby files a Verified Claim for Assessment Lien against David Valentine (the "Debtor") and states as follows:

As of March 17, 2020 the Debtor is the owner of the following land to wit:

**Parcel 1:** UNIT NO. 1609-L IN LOWELL HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE SOUTH 98.50 FEET OF LOT 8 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO, AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH THAT PART OF THE FOLLOWING DESCRIBED PREMISES LYING BELOW AN ELEVATION OF +20.30 FEET CHICAGO DATUM; THE SOUTH 99.89 FEET OF LOT 6, LOT 8 (EXCEPT THE SOUTH 98.50 FEET THEREOF), ALL IN SAID CHICAGO LAND CLEARANCE NO. 3 AND LOTS 1, 2, 3, 4, AND 5 IN THE RESUBDIVISION OF LOTS 26, 27, 30, AND 31 IN BURTON'S SUBDIVISION OF LOT 14 IN SAID BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST 1/4 OF SECTION 4, 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 25288099, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Parcel 2:** EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE AFORESAID DECLARATION AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE

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RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24917788 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 3085871, AS AMENDED FROM TIME TO TIME.

Commonly known as: 88 West Schiller Avenue #1609, Chicago, Illinois 60610  
Permanent Index Number: 17-04-209-043-1237

That said property is subject to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Lowell House Condominium Association (the "Declaration"), which was recorded in the office of the Recorder of Deeds of Cook County, Illinois on December 19, 1979 as as Document Number 25288099. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Lowell House Condominium Association, together with interest, costs and reasonable attorneys' fees necessary for said collection. The ledger on the account of said property is attached hereto as Exhibit A.

That as of the date hereof, the assessments and other charges lawfully due, unpaid and owing to the claimant on account, not including the amount owed by the Debtor by virtue of the Eviction Order entered in case number 2019-MJ-06810, and after allowing all credits with costs and attorneys' fees, the claimant claims a lien on said land in the sum of \$17,205.91, which sums will increase with the levy of future assessments, costs and additional attorneys' fees incurred in connection with Lowell House Condominium Association's collection efforts, all of which must be satisfied prior to any release of this lien.

LOWELL HOUSE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

By: [Signature]  
One of its Attorneys

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

The undersigned, being first duly sworn on oath deposes and says he is one of the attorneys for Cosmopolitan Lofts Condominium Association, the above named claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

[Signature]

SUBSCRIBED and SWORN to before me this 17<sup>th</sup> day of March, 2020.

Victoria M. Rodriguez  
Notary Public

**MAIL TO:**  
This instrument prepared by:  
Kovitz Shifrin Nesbit  
175 N Archer Ave, Mundelein, IL 60060  
847.537.0500  
[TOlson@ksnlaw.com](mailto:TOlson@ksnlaw.com)



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## VERIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that the statements set forth in this Lien are true and correct, except as to matters therein stated to be on information and belief and, as to such matters, the undersigned certifies as aforesaid that she verily believes the same to be true.

By: Karen Souderby  
Title: President, Lowell HOC A

Property of Cook County Clerk's Office

PROPERTY -- LOWELL HOUSE CONDOMINIUM ASSN -- UNIT RECORD AS OF 02/25/20

UNIT/OCC 1609-1  
NAME DAVID VALENTINE  
ADDRESS 88 W. SCHILLER # 1609  
CHICAGO IL 60610

BILLING ADDRESS 1923 N. HOWE  
CHICAGO, IL 60614

OPENING BALANCE 0.00 AS OF:

DATE	NAME	ACCOUNT	DESCRIPTION	CHARGES	PAYMENTS	CREDITS	BALANCE
12/01/18	DAVID VALENTINE	4104	MASTER ASSESSMENT	67.20			12,097.75
12/01/18	DAVID VALENTINE	4110	ASSESSMENT	704.05			12,891.80
12/04/18	DAVID VALENTINE	1000	WINDOW COST (CREDIT) ALLOCATION	150.58			13,042.38
12/04/18	DAVID VALENTINE	5110	CASH CK# 6416		13,237.38		-195.00
12/12/18	DAVID VALENTINE	5110	LEGAL FEES #1290971	195.00			0.00
12/17/18	DAVID VALENTINE	5110	KSN INVOICE#1282396	1,007.50			1,007.50
01/01/19	DAVID VALENTINE	4104	#1293615 LEGAL INVOICE	295.00			1,302.50
01/01/19	DAVID VALENTINE	4110	MASTER ASSESSMENT	68.46			1,370.96
01/11/19	DAVID VALENTINE	4350	ASSESSMENT	805.30			2,176.26
02/01/19	DAVID VALENTINE	4104	JAN 2019 LATE FEE	75.00			2,251.26
02/01/19	DAVID VALENTINE	4110	#12000-DISPOSED BLACK BAGS TENANT	25.00			2,276.26
02/12/19	DAVID VALENTINE	4350	MASTER ASSESSMENT	68.46			2,344.72
03/01/19	DAVID VALENTINE	4104	ASSESSMENT	805.30			3,150.02
03/12/19	DAVID VALENTINE	4110	FEB 2019 LATE FEE	75.00			3,225.02
03/15/19	DAVID VALENTINE	4350	MASTER ASSESSMENT	68.46			3,293.48
04/01/19	DAVID VALENTINE	4110	ASSESSMENT	805.30			4,098.78
04/01/19	DAVID VALENTINE	4110	MARCH 2019 LATE FEE	75.00			4,173.78
04/11/19	DAVID VALENTINE	4350	KSN INVOICE#1306540	417.60			4,591.38
04/11/19	DAVID VALENTINE	4110	MASTER ASSESSMENT	68.46			4,659.84
04/11/19	DAVID VALENTINE	4350	ASSESSMENT	805.30			5,465.14
05/01/19	DAVID VALENTINE	4104	APRIL 2019 LATE FEE	75.00			5,540.14
05/01/19	DAVID VALENTINE	4110	MASTER ASSESSMENT	68.46			5,608.60
05/10/19	DAVID VALENTINE	4110	ASSESSMENT	805.30			6,413.90
05/10/19	DAVID VALENTINE	5113	2015, 2016, 2017 TAXES	21,712.76			28,126.66
05/10/19	DAVID VALENTINE	5113	EXPELITE CHECK FOR TAXES	18.89			28,145.55
05/13/19	DAVID VALENTINE	4350	TAX PNTL ORIGINAL COPY	10.00			28,155.55
05/23/19	DAVID VALENTINE	5110	MAY 2019 LATE FEE	75.00			28,230.55
06/01/19	DAVID VALENTINE	4104	LEGAL #1315538	1,065.92			29,296.47
06/01/19	DAVID VALENTINE	4110	MASTER ASSESSMENT	68.46			29,364.93
06/11/19	DAVID VALENTINE	5110	ASSESSMENT	805.30			30,170.23
06/28/19	DAVID VALENTINE	4350	#1316521-KSN - LEGAL FEES	452.19			30,622.42
07/01/19	DAVID VALENTINE	5110	JUNE 2019 LATE FEE	75.00			30,697.42
07/01/19	DAVID VALENTINE	4104	#1320105-LEGAL FEES	195.00			30,892.42
07/01/19	DAVID VALENTINE	4104	MASTER ASSESSMENT	68.46			30,960.88
07/02/19	DAVID VALENTINE	5110	ASSESSMENT	805.30			31,766.18
07/11/19	DAVID VALENTINE	4350	LEGAL #1320709	837.20			32,603.38
08/01/19	DAVID VALENTINE	4104	JULY 2019 LATE FEE	75.00			32,678.38
08/01/19	DAVID VALENTINE	4110	MASTER ASSESSMENT	68.46			32,746.84
08/06/19	DAVID VALENTINE	5422	ASSESSMENT	805.30			33,552.14
08/13/19	DAVID VALENTINE	4350	#13173-MARKE	1,082.00			34,634.14
08/13/19	DAVID VALENTINE	5110	PLBG-TUBEWASTE/OVERFLOW	75.00			34,709.14
08/26/19	DAVID VALENTINE	5110	AUG 2019 LATE FEE	949.54			35,658.68
			#1325895-LEGAL FEES	195.00			35,853.68
			#1328277-LEGAL				

PROPERTY -- LOWELL HOUSE CONDOMINIUM ASSN -- UNIT RECORD AS OF 02/25/20

UNIT/OCC 1609-1  
 NAME DAVID VALENTINE  
 ADDRESS 89 W. SCHILLER # 1609  
 CHICAGO IL 60610

BILLING ADDRESS 1923 N. HOME  
 CHICAGO, IL 60614

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OPENING BALANCE 0.00 AS OF:

DATE	NAME	ACCOUNT	DESCRIPTION	CHARGES	PAYMENTS	CREDITS	BALANCE
09/01/19	DAVID VALENTINE	4104	MASTER ASSESSMENT	66.46			35,922.14
09/01/19	DAVID VALENTINE	4110	ASSESSMENT	306.30			36,727.44
09/09/19	DAVID VALENTINE	5422	BATHTUB DRAIN INV#13294	2,901.00			39,628.44
09/11/19	DAVID VALENTINE	4350	SEPT 2019 LATE FEE	75.00			39,703.44
09/12/19	DAVID VALENTINE	5110	#1329161-LEGAL FEES- KSV	295.00			39,998.44
09/18/19	DAVID VALENTINE	5110	KSN# 1331340 LEGAL MATTER	79.50			40,077.94
10/01/19	DAVID VALENTINE	4104	MASTER ASSESSMENT	68.46			40,146.40
10/01/19	DAVID VALENTINE	4110	ASSESSMENT	805.30			40,951.70
10/11/19	DAVID VALENTINE	4350	OCT 2019 LATE FEE	75.00			41,026.70
11/01/19	DAVID VALENTINE	4104	MASTER ASSESSMENT	68.46			41,095.16
11/01/19	DAVID VALENTINE	4110	ASSESSMENT	805.30			41,900.46
11/13/19	DAVID VALENTINE	4350	NOV 2019 LATE FEE	75.00			41,975.46
12/01/19	DAVID VALENTINE	4104	MASTER ASSESSMENT	68.46			42,043.92
12/05/19	DAVID VALENTINE	4110	ASSESSMENT	805.30			42,849.22
12/12/19	DAVID VALENTINE	5110	INV 1339940 LEGAL FEES	456.75			43,305.97
01/01/20	DAVID VALENTINE	4350	DEC 2019 LATE FEE	75.00			43,380.97
01/01/20	DAVID VALENTINE	4104	MASTER ASSESSMENT	71.03			43,452.00
01/01/20	DAVID VALENTINE	4110	ASSESSMENT	822.85			44,274.85
01/13/20	DAVID VALENTINE	4350	JAN 2020 LATE FEE	75.00			44,349.85
01/31/20	DAVID VALENTINE	4181	#14038-CHANGEL DOCKS	70.00			44,419.85
02/01/20	DAVID VALENTINE	4104	MASTER ASSESMENT	71.03			44,490.88
02/01/20	DAVID VALENTINE	4110	ASSESSMENT	822.85			45,313.73
02/04/20	DAVID VALENTINE	5110	KSN-#1370470 LEGAL FEE	109.50			45,423.23
02/11/20	DAVID VALENTINE	4350	FEB 2020 LATE FEE	75.00			45,498.23
02/14/20	DAVID VALENTINE	5113	1609-2019 TAXES	4,419.54			49,917.77
03/18/20	DAVID VALENTINE	5113	1609-2019 1ST INSTL-TAXES	2,114.20			52,031.97
03/01/20	DAVID VALENTINE	4104	MASTER ASSESSMENT	71.03			52,103.00
03/01/20	DAVID VALENTINE	4110	ASSESSMENT	822.85			52,925.85

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