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Doc#: 2014039141 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/19/2020 11:49 AM Pg: 1 of 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

P.I.N. 17-16-206-033-1086

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the Metropolis Condominium Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against Mr. Michael Fang, upon the property described on the attached legal description and commonly known as 8 W. Monroe Street, Unit 2100, Chicago, Illinois 60603.

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as the Metropolis Condominium Association, recorded with the Recorder of Deeds of Cook County Illinois. The Declaration and Section 9(g) of the Illinois Condominium Property Act provides for the creation of a lien for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees and court costs necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of \$12,865.92 through April 16, 2020. Each

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monthly assessments and monthly parking charge thereafter is \$2,654.63 and \$175.00 respectively per month, or such other assessments and charges which may be determined by the Board of Directors. Said assessments, together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

THE METROPOLIS CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

M Mackey
Attorney for Metropolis Condominium Association

Subscribed and Sworn to before me this 29th day of April, 2020.

[Signature]
NOTARY PUBLIC



PREPARED BY AND RETURN TO:
Molly E. Mackey
Levenfeld Pearlstein, LLC
Attorneys for Metropolis Condominium Association
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

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LEGAL DESCRIPTION

Parcel 1: Unit 2100 and P-108 together with its undivided percentage interest in the common elements in Metropolis Condominium, as delineated and defined in the Declaration recorded as document number 0610912071, as amended from time to time, in the Northeast Quarter of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Permanent and non-exclusive easement for the benefit of Parcel 1 as created by the Declaration of Easements, Covenants and Party Wall Agreement recorded June 16, 2004 as document 0416811234 and amendment thereto recorded June 23, 2004 as document 0417742330.

Parcel 3: Easement for the benefit of Parcel 1 as created by the Reciprocal Easement and Operating Agreement recorded June 16, 2004 as document 0416811235.

Parcel 4: Easement for the benefit of Parcel 1 as created by the Easement Agreement recorded January 6, 2006 as document 0600610119.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

The mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefits of said unit set forth in the declaration of condominium.

This mortgage is subject to all rights, easements and covenants, restrictions, and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Commonly known as: 8 West Monroe Street
Condo 2100
Chicago IL 60603
PIN/Tax Code: 17-16-206-024-030-12