

# UNOFFICIAL COPY

Doc#: 2026117064 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/17/2020 02:18 PM Pg: 1 of 3

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

P.I.N.s: 17-10-132-037-1675 and  
17-10-132-040-1036

## NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the River Plaza Homeowners Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against 405 N. Wabash 5109-10, LLC, upon the property described on the attached legal description and commonly known as 405 N. Wabash Avenue, Unit 5109 a/k/a Unit 5109-10 and Parking Space A-32, Chicago, Illinois 60611.

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as the River Plaza Homeowners Association, recorded with the Recorder of Deeds of Cook County, Illinois. The Declaration provides for a 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 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 \$22,048.30 through July 27, 2020. Each

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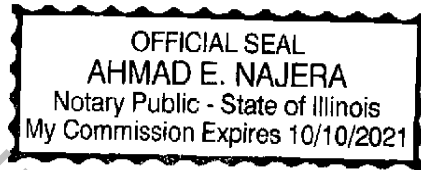
assessment, reserve assessment, monthly cable charge, and late fee thereafter are in the sum of \$2,060.95, \$924.45, \$66.50 and \$100.00 per month respectively, and/or such other assessments and charges which may be determined by the Board of Directors. Said assessments, together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

THE RIVER PLAZA HOMEOWNERS ASSOCIATION, an Illinois not-for-profit corporation

M Mackey  
Attorney for River Plaza Homeowners Association

Subscribed and Sworn to before me this 28<sup>th</sup> day of July, 2020.

[Signature]  
NOTARY PUBLIC



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

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 5109 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER PLAZA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94758753, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

PARCEL 3: UNIT A-32 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 405 N. WABASH PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00977089, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS; 405 N. WABASH #5109 AND PARKING SPACE A-32, CHICAGO, IL 60611

PERMANENT INDEX NUMBER: 17-10-132-037-1675 and 17-10-132-040-1036