

# UNOFFICIAL COPY

Doc#. 2026121203 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/17/2020 02:19 PM Pg: 1 of 3

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

P.I.N.s: 17-34-225-003-3106  
17-34-225-003-1212

## NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that the 601 Condominium Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against Chicago Title Land Trust Company, as Trustee under Trust dated 7/17/19 and known as Trust #8002381332, upon the property described on the attached legal description and commonly known as 601 E. 32nd Street, Unit 801 and G-72, Chicago, Illinois 60616.

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as the 601 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 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

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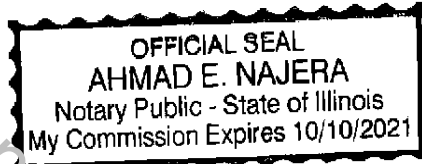
owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of \$7,387.15 through July 1, 2020. Each assessment, TV/cable charge, utility reimbursement charge, parking charge and late fee thereafter are in the sum of \$752.60, \$49.81, \$407.32, \$42.95 and \$50.00 per 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 601 CONDOMINIUM ASSOCIATION,  
an Illinois not-for-profit corporation

M. Mackey  
Attorney for 601 Condominium 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 601 Condominium Association  
2 N. LaSalle Street, Suite 1300  
Chicago, Illinois 60602

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NOS. 801, G-72 IN THE 601 CONDOMINIUMS OF LAKE MEADOWS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 10 IN RESUBDIVISION OF LAKE MEADOWS NO. 2 BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED NOVEMBER 27, 1959 AS DOCUMENT 17722039 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT 1890949, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 601 CONDOMINIUM OF LAKE MEADOWS RECORDED AS DOCUMENT NO. 98025654, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS USE AND ENJOYMENT AS DEFINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE MEADOWS RECORDED AS DOCUMENT NO. 97981698. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT AND SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROEPRTY DESCRIBED THEREIN.

COMMONLY KNOWN AS: 601 E. 32<sup>ND</sup> STREET, UNIT 801 & G-72, CHICAGO, IL 60616

PROPERTY IDENTIFICATION NUMBER: 17-34-225-003-1067 AND 17-34-225-003-1212