

UNOFFICIAL COPY

IN THE STATE OF ILLINOIS) SS
COUNTY OF COOK)

CLAIM FOR LIEN
IN THE OFFICE OF THE
RECORDER OF DEEDS OF COOK
COUNTY, ILLINOIS



Doc# 2103317010 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 11:26 AM PG: 1 OF 5

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

Forest Tower Condominiums No.1,)
)
)
Claimant,)
)
v.)
)
)
Jan Dunikowski)

Claim for Lien as of October 30, 2020
in the amount of \$2,567.67 plus additional
sums which hereafter become due and
owing, plus legal fees, court costs and
interest thereon.

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, the Forest Tower Condominiums No.1, an Illinois not-for-profit corporation, has and claims a lien pursuant to Section 9(g)(1) of the Illinois Condominium Property Act (765 ILCS 605/9(g)(1) and Section 8(s) of a certain Amended and Restated Declaration of Condominium Ownership for Forest Tower Condominiums No. 1, recorded with the Office of the Cook County Recorder of Deeds as Document No. 22211098 pertaining to the Parcel located at 6525 N. Nashville Avenue, Chicago, Illinois 60631, against Jan Dunikowski, upon the property described on the attached legal description (See Exhibit A) and commonly known as 6525 N. Nashville Avenue, #308C, Chicago, IL 60631.

The property is subject to a Declaration establishing a plan for certain easements, covenants and restrictions for the premises commonly described as Forest Tower Condominiums No.1. The Declaration, in Section 8(s) (See Exhibit B) provides for a creation of a lien for unpaid common expenses and other charges including the cost of utilities, repairs, replacement and maintenance of the entire Property including the Parking Area, together with taxes, 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, after allowing all credits, beginning June 1, 2020 and as of October 30, 2020, is the sum of \$2,567.67. Monthly common expenses and common area maintenance charges continue to accrue thereafter. Said charges, together with taxes, interest, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

COOK COUNTY RECORDER OF DEEDS
CLERK
N
M Y
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N
INT BC

BD
11-6-20

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DATED: 11-6-20⁵⁰, 2020

Forest Tower Condominiums No.1

By: Bruce Karbal
Bruce Karbal, Property Manager for
Forest Tower Condominiums No.1

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Lidia Schahczinski, a Notary Public in and for said County in the State aforesaid, do hereby certify that Bruce Karbal, personally known to me to be property manager for the Forest Tower Condominiums No.1, appeared before me this day in person and acknowledged that as such he signed and delivered the above Claim for Lien as her free and voluntary act and as the free and voluntary act of Forest Tower Condominiums No.1, for the uses and purposes therein set forth and pursuant to his authority under the Declaration.

Given under my hand and seal this 6th day of November, 2020.

Lidia Schahczinski
Notary Public



THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:

COMMON ADDRESS
6525 N. Nashville Ave.
#308C
Chicago, Illinois 60631

Matthew J. Goldberg
Emily R. Cannata
Richman, Goldberg & Gorham, LLC
55 E. Monroe St., Suite 3900
Chicago, Illinois 60603

PIN: 10-31-409-060-1023

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EXHIBIT A

LEGAL DESCRIPTION: UNIT NUMBER 8-C AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): ALL THAT PART OF LOT 6 IN BILLY CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 1 IN HRUBY AND CO'S SUBDIVISION OF A PART OF THE SOUTHEAST FRACTIONAL QUARTER OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF LOT 6 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWESTERLY LINE OF SAID BILLY CALDWELL'S RESERVATION AT ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE; THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE 50.0 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN:

CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE POINT OF THE BEGINNING IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 1971 AND KNOWN AS TRUST 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22211098 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

Property ID: 10-31-409-060-1023

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#308C

Chicago, IL 60631

MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE 50.0 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN:

CONTINUING THENCE SOUTH 34 DEGREES 14 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 231.77 FEET; THENCE SOUTH 55 DEGREES 45 MINUTES 50 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, 186.455 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1 EXTENDED SOUTH; THENCE NORTH IN THE WEST LINE OF SAID LOT 1, 159.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES 28 MINUTES 18 SECONDS WEST IN THE SOUTHWESTERLY LINE OF SAID LOT 6, 112.55 FEET TO ITS POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHEASTERLY OF (AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID MILWAUKEE AVENUE) AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 56 DEGREES 52 MINUTES 50 SECONDS EAST IN SAID PARALLEL LINE 142.90 FEET TO THE POINT OF THE BEGINNING IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 1971 AND KNOWN AS TRUST 58765, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22211098 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Section 8:

By-Laws

"8(p) Each year on or before December 1st, the Board shall estimate the annual budget of common expenses (the "annual budget") including the total amount required for cost of wages, materials, insurances, services and supplies which will be required during the ensuing calendar year for the rendering of all services, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements, and shall on or before December 15th notify each unit owner in writing as to the amount of such estimate with reasonable itemization thereof. Said annual budget shall be assessed to the unit owners according to each unit owners' percentage of ownership in the common elements as set forth in Paragraph 4 hereof. On or before January 1st of the ensuing year, and the 1st of each and every month of said year, each unit owner shall be obligated to pay to the Board, or as it may direct, 1/12th of the assessments made pursuant to this paragraph..."

"8(s) ...In addition to any remedies or liens provided by law including the right to possession of the unit of a unit owner in default as aforesaid under the provisions of the Illinois Forcible Entry and Detainer Act, if a unit owner is in default in the monthly payment of the aforesaid charges or assessments for thirty (30) days, the Board may bring suit for and on behalf of itself and as representatives of all unit owners, to enforce collection thereof or to foreclose the lien therefore as provided by law; and there shall be added to the amount due the costs of said suit, together with legal interest and reasonable attorney fees to be fixed by the Court...."

"8(u) Any first-mortgage or first trust deed made, owned or held by a bank, savings and loan association or insurance company, and recorded prior to the recording or mailing of a notice by the Board of the amount owing by a unit owner who has refused or failed to pay his share of the monthly assessment when due shall be superior to the lien of such unpaid common expenses set forth in said notice and to all assessments for common expenses which become due and are unpaid subsequent to the date of recording of such first mortgage or first trust deed."

11-6-20