



This instrument was prepared by
and after recording return to:

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Chicago, Illinois 60661

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/07/2021 12:04 PM PG: 1 OF 2

NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; The Estate of Diane Scarpace;
and whom else it may concern:

Please take notice that the 30 East Elm Condominium, an Illinois not-for-profit corporation, the undersigned Lienor, has and claims a lien for unpaid common elements charges pursuant to 765 Illinois Compiled Statutes 605/9, and pursuant to Article VI, Section 7 of the Declaration of the Association, as follows:

1. The name of the lienor is the 30 East Elm Condominium, acting on behalf of all unit owners of Eliot House, a condominium association pursuant to a Declaration of Condominium.
2. The name of the owner of the real property described below, against whose interest the lienor claims a lien, is The Estate of Diane Scarpace.
3. The property subject to the lien claimed are Permanent Tax Number 17-03-200-066-1091, commonly known as Unit 16G in the 30 East Elm Condominium, 30 East Elm Street, Chicago, Illinois 60611, and a condominium as delineated on the Plat of Survey as:

LOTS 6 TO 9 IN SUBDIVISION OF SOUTH HALF OF ORIGINAL BLOCK 1 (EXCEPT THE WEST 132.5 FEET THEREOF) IN SUBDIVISION BY THE COMMISSIONERS OF ILLINOIS AND MICHIGAN CANAL OF SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4. As provided in the declaration, the owner of the unit is liable for a proportionate share of the common expenses of the condominium.
5. As provided in the declaration, and in the Declaration, amounts assessed as common expenses remaining unpaid constitute a lien against the units with respect to which the assessment was made.
6. As recited in the deed to the unit accepted by The Estate of Diane Scarpace as grantee, the unit is held subject to all the terms and conditions contained in the declaration and Declaration of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the unit's owner.

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- 7. Pursuant to the Declaration of the Condominium, upon default all other monthly payments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable.
- 8. The following common charges in the total amount of \$45,970.85 are and remain due and owing with respect to the unit, which bears interest at the statutory rate.

The undersigned, acting on behalf of all unit owners of the 30 East Elm Condominium, claims a lien on Unit 16G for the amount of \$45,970.85 plus attorneys' fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: October 7, 2021

30 East Elm Condominium,

By: Michael T. Franz
One of Its Attorneys

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Michael T. Franz, is personally known to me to be an attorney for the 30 East Elm Condominium, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such member of the Board of Directors, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 7th day of October, 2021

Debra Rettke
Notary Public
Commission expires:

77693-4

