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Doc#. 2303910031 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2023 12:20 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

P.I.N. 11-18-111-026-1010
 11-18-111-026-1084
 11-18-111-026-1075

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that GARDEN RIDGE LOFTS AND TOWNHOMES CONDOMINIUM HOMEOWNERS' ASSOCIATION, has and claims a lien pursuant to 765 ILCS 605/9, against GUY BROWN and LORI BROWN, jointly and severally, upon the property described on the attached legal description and commonly known as 1834 RIDGE AVE, UNIT 120 AND P-28 AND P-47, ILLINOIS.

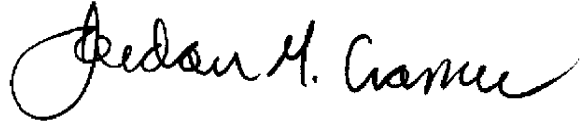
The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as Garden Ridge Lofts and Townhomes Condominium Homeowner's Association, recorded with the Recorder of Deeds of Cook County, Illinois. The Declaration and Section 9(g) of the Illinois Condominium Property Act provide 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 \$1,941.90 through February 7, 2023. Each monthly assessment thereafter is in the sum of \$344.98 per month, or such other assessments and charges which may be determined by the Board of Managers. Said assessments,

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together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

Under penalties as provided by law and in accordance with Section 1-109 of the Illinois Code of Civil Procedure, 735 ILCS 5/1-109, certifies that the statements set forth in this instrument are true and correct, except to those matters stated to be on information and belief, and to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Garden Ridge Lofts and Townhomes Condominium
Homeowner's Association



By: Attorney for the Board of Directors,
Garden Ridge Lofts and Townhomes Condominium
Homeowners' Association

Dated: 2-7-23

PREPARED BY AND RETURN TO:

Jordan M. Cramer
Law Offices of Jordan M. Cramer
5225 Old Orchard Rd., Suite 25C
Skokie, IL 60077
847.983.4550

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LEGAL DESCRIPTION

UNIT 120 AND PARKING UNIT P-28 AND P-47 IN GARDEN RIDGE LOFTS AND TOWNHOMES CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF CERTAIN PARCELS OF REAL ESTATE LOCATED IN THE WEST ½ OF THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2000 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 00365644, TOGETHER WITH AN APPURTENANT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 11-18-111-026-1020
11-18-111-026-1066
11-18-111-026-1085

Property Address: 1834 Ridge Ave, Unit 120, Evanston, IL 60201