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Doc#. 2312345146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 11:26 AM Pg: 1 of 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

P.I.N. 04-26-200-101-1005

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that BIG OAK TOWNHOME ASSOCIATION and BIG OAK CONDOMINIUM NO. 1 ASSOCIATION, have and claim a lien pursuant to 765 ILCS 605/9, against DONNA BORMAN, upon the property described on the attached legal description and commonly known as 1549 WINNETKA ROAD, GLENVIEW, ILLINOIS.

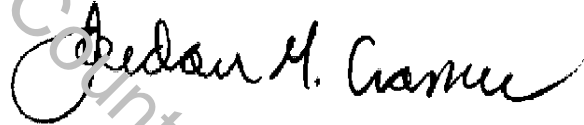
The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as BIG OAK CONDOMINIUM NO. 11 ASSOCIATION, recorded with the Recorder of Deeds of Cook County, Illinois and plan for a common interest community association commonly described as BIG OAK TOWHOME ASSOCIATION, recorded with the Recorder of Deeds of Cook County, Illinois. The Declarations 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 \$3,422.55 through May 2, 2023. Each monthly assessment and late charge thereafter are collectively in the sum of \$340.46 and \$25 per

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month, respectively, 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.

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.

BIG OAK TOWNHOME ASSOCIATION
AND BIG OAK CONDOMINIUM NO. 11
ASSOCIATION,



By: Attorney for the Board of Directors,
BIG OAK TOWNHOME ASSOCIATION and
BIG OAK CONDOMINIUM NO. 11
ASSOCIATION

Dated: May 2, 2023

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

PARCEL 1: UNIT NUMBER 1549, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF PARCEL 11, IN BIG OAK SUBDIVISION RECORDED DECEMBER 16, 1976 AS DOCUMENT NUMBER 23749668, IN SECTIONS 25 AND 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY EAST CORNER OF SAID PARCEL 11 IN BIG OAK SUBDIVISION; THENCE SOUTH 89 DEGREES 59 MINUTES 27.8 SECONDS EAST, 22.11 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 32.2 SECONDS EAST, 18.00 FEET TO THE POINT OF BEGINNING; THENCE STILL NORTH 0 DEGREES 00 MINUTES 32.2 SECONDS EAST, 46.8304 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 27.8 SECONDS WEST, 15.50 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 32.2 SECONDS EAST, 102.50 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27.8 SECONDS EAST, 48.667 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 32.2 SECONDS WEST, 99.667 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27.8 SECONDS EAST, 14.333 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 32.2 SECONDS WEST, 49.667 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 27.8 SECONDS WEST, 47.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY GLENVIEW STATE BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1976 KNOWN AS TRUST NUMBER 1341, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24228270; TOGETHER WITH AN UNDIVIDED 13.94 PER CENT 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), IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, DATED AUGUST 1, 1977 AND RECORDED AUGUST 3, 1977 AS DOCUMENT NUMBER 24040627 AND AS CREATED BY DEED FROM GLENVIEW STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1976 KNOWN AS TRUST NUMBER 1341 TO DOROTHY F. MAGES RECORDED JULY 19, 1978 AS DOCUMENT NUMBER 24542656 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

PIN: 04-26-200-101-1005

Street Address: 1549 Winnetka Rd., Glenview, IL 60025