

UNOFFICIAL COPY



2321434049

Doc# 2321434049 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2023 03:21 PM PG: 1 OF 3

THIS DOCUMENT HAS BEEN
PREPARED BY, AND AFTER
RECORDATION SHOULD BE
RETURNED TO:

Bartzen Rosenlund Kasten LLC
161 N. Clark St., Ste. 1600
Chicago, Illinois 60601
filings@brkchicago.com
312.450.6655

NOTICE OF LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IN THE OFFICE OF THE COOK COUNTY CLERK
RECORDINGS DIVISION, ILLINOIS

Claimant, Board of Directors of Block X Condominium Association, an Illinois not-for-profit corporation, hereby records this Notice of Lien pursuant to Section 9(h) of the Illinois Condominium Property Act and has and claims a lien against the below-described property owned by Robert J. Reeves ("Owner") and states as follows:

As of the date hereof, the said Owner owned or claimed an interest in the following described property located in the Association (the "Property"), to-wit:

See Legal Description attached hereto as Exhibit A.

That said Property is subject to the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Block X Condominium Association, recorded as Document No. 98977346, in the Office of the Recorder of Deeds of Cook County, Illinois, and as amended from time to time. Sections 9(g)(1) and 9(h) of the Illinois Condominium Property Act provide for the creation of a lien for the Owner's unpaid common expenses, fines, or other lawful and agreed upon charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules, and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection.

Claimant has and claims a lien on said Property and improvements for the balance of the Owner's unpaid common expenses, fines, or other lawful and agreed upon charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules, and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection, after allowing all credits, **in the amount of \$8,719.40 as of August 1, 2023, plus all additional sums which thereafter become due and owing, all of which must be satisfied prior to the release of this lien.**

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On Behalf of the Board of Directors of Block X Condominium Association

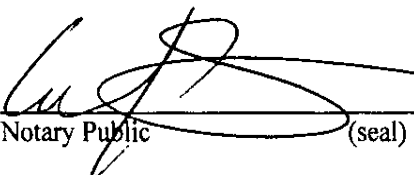
By: 
Joey Reyes, Property Manager

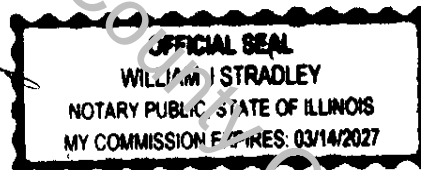
Date: 07/28/23

Joey Reyes, being first duly sworn, on oath deposes and says, that he is the Property Manager for the Block X Condominium Association, an Illinois not-for-profit corporation, that he has read the foregoing Notice of Lien, that he knows the contents thereof, and that all the statements therein contained are true.


Joey Reyes, Property Manager

SUBSCRIBED AND SWORN to before
me this 28 day of July 2023


Notary Public (seal)



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 207 IN THE BLOCK X CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 11 IN CARPENTER'S AND STRONGS RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 12, 13, 16, 17, 20, 21 AND 24 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 TO 8 IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98977346; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 17-08-442-042-1048

Commonly known as: 1141 West Washington Boulevard, Unit 207
Chicago, Illinois 60607