

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Doc#: 2335513103 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2023 10:03 AM Pg: 1 of 3

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

For Use By Recorder's Office Only

MERRIMAC SQUARE CONDOMINIUM)
ASSOCIATION I,)
)
Claimant,)
)
v.)
)
EVA PAWLUS,)
)
Debtor(s).)

Claim for lien in the amount of
\$3,129.68, plus costs and
attorney's fees

Merrimac Square Condominium Association I hereby files a Claim for Lien against Eva Pawlus of the County of Cook, Illinois, and states as follows:

As of December 18, 2023, the said debtor(s) were the owner(s) of the following land, to wit:

PARCEL 1: UNIT 209 IN MERRIMAC CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE P. U. D., BEING A SUBDIVISION IN THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 92607114 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)

PARCEL 2: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH BELOW AND FURTHER DELINEATED IN EXHIBIT "A" OF THE INSTRUMENT RECORDED AS DOCUMENT 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992, AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346

PARCEL 3: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-14 AND STORAGE SPACE S-9, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 92607114.

Permanent Real Estate Index Number: 13-18-409-033-1009

Address of Real Estate: 6540 West Irving Park Road, Unit #209, Chicago, Illinois 60634

and commonly known as 6540 W Irving Park Rd #209 & Parking P-14 & Storage S-9, Chicago, IL 60634.

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PERMANENT INDEX NO. 13-18-409-033-1009

That said property is subject to a Declaration of condominium ownership recorded in the office of the Recorder of Deeds, Cook County, Illinois. Said Declaration provides for the creation of a lien for assessments or charges of the Merrimac Square Condominium Association and the special assessments for capital improvements, together with interest, costs and reasonable attorney's fees necessary for said collection.

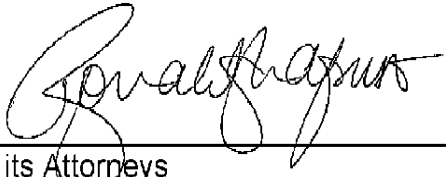
That as of the date hereof, the assessment due, unpaid and owing to the claimant on account, after allowing all credits with interest, costs and attorneys fees, the claimant claims a lien on

Property of Cook County Clerk's Office

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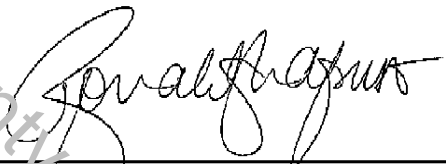
said land in the sum of \$3,129.68, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Merrimac Square Condominium Association I

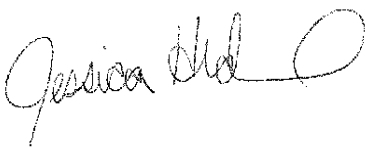
By: 
One of its Attorneys

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, being first duly sworn on oath deposes and says they are the attorney for Merrimac Square Condominium Association I, the above named claimant, that they have read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of their knowledge.


One of its Attorneys

SUBSCRIBED and SWORN to before me
on December 18, 2023





Notary Public

MAIL TO:
This instrument prepared by:
Ronald J. Kapustka
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060
847.537.0983