

UNOFFICIAL COPY

STATE OF ILLINOIS)
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COUNTY OF C O O K)

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

85293908

NOTICE OF CLAIM OF LIEN

YOU ARE HEREBY NOTIFIED that, pursuant to the provisions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Brewster Condominium Association (the "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25209737, as amended, and Section 9 of the Illinois Condominium Property Act, Ill. Rev. Stat., Ch. 30, §309 (the "Act"), the Brewster Condominium Association, an Illinois not-for-profit corporation (The "Association"), acting by and through its duly elected and qualified Board of Directors (for purposes of the Act, the Board of Directors is the "Board of Managers" and is referred to herein as the "Board"), claims and asserts a lien upon the following described real property for and on account of unpaid and delinquent "Common Expenses", and other permitted charges, and states as follows:

1. The Association claims and asserts a lien upon the following described real property and all additions and improvements thereto, to wit:

See Exhibit A attached hereto and made a part hereof

which is commonly known as Unit 61, 2800 North Pine Grove, Chicago, Illinois 60657 (The "Unit").

2. The unit owner is Chicago Title & Trust Co., as Trustee under Trust Agreement dated November 1, 1984 and known as Trust No. 1086336 and Dean Sakoff

3. Pursuant to the Declaration, the Unit Owner and its beneficiaries, if any, were, and still are, liable and obligated to pay to the Association the proportionate share of the "Common Expenses" which are assessed in respect to the Unit from time to time as provided in the Declaration and the By-Laws.

4. Pursuant to the provisions of the Declaration and the By-Laws, monthly assessments were made and levied, and became due and payable, for the proportionate share of the "Common Expenses" attributable to the Unit. As of November 21, 1985, the balance due, unpaid and owing pursuant to the Declaration and By-Laws after allowing all credits, in the sum of \$453.58 for assessment, late fees and other permitted charges. Each monthly assessment after such date is \$59.59 except as modified by the Board pursuant to said Declaration and By-Laws and these shall additionally become a lien on said unit as they come due.

5. By reason of the failure to pay the monthly assessments, late fees and other charges when due, there has and will become due and owing to the Association under the provisions of the Declaration and By-Laws additional sums for costs and expenses incurred on account thereof (including reasonable attorneys fees) and none of such costs and expenses, nor any portion thereof, have been paid, and the amounts thereof shall additionally become a lien on said unit as they come due.

6. The Association now claims and asserts a Lien upon the above-described real property, and against all persons interested therein, for the amount of \$453.58, plus interest thereon at the rate of nine percent (9%) per annum and additional accretions thereto until paid in full.

IN WITNESS WHEREOF, this Notice of Claim of Lien has been made and executed this 21st day of November, 1985, in the name of the Board of Directors of the Brewster Condominium Association, for the benefit of all other Unit Owners, in the Property, by their duly authorized agents and attorneys.

Brewster Condominium Association, an Illinois not-for-profit corporation

By: [Signature]
Its Authorized Agent

This instrument prepared by:
Depcik & Micoczynski
Attorneys at Law,
111 W. Washington Street
Chicago, Il. 60602
Phone (312) 443-0944

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.25
T#1111 TRAN 4995 11/22/85 13:12:00
#8029 # 1 * -85-293708

EXHIBIT A

Unit 6I in Brewster Condominiums as delineated on a survey of Lot 7 in Block 2 in Lemoyne's Subdivision of the South 16 Acres of the East 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Real Estate Index No. 14-28-123-016-1062 *AK*

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