

# UNOFFICIAL COPY

-86-022477

## NOTICE AND CLAIM FOR LIEN

The claimant, the BOARD OF DIRECTORS OF 175 EAST DELAWARE PLACE HOME OWNERS ASSOCIATION, an Illinois not-for-profit corporation, which Board of Directors constitutes the Board of Managers of the 175 East Delaware Place Condominium in the City of Chicago, Cook County, Illinois, hereby files this Notice and Claim for Lien for condominium common expenses against MR. RICHARD S. DESNICK and MR. JAMES H. DESNICK, and states as follows:

1. Since on or before August 1, 1985 and continuing through the date hereof, MR. RICHARD S. DESNICK and MR. JAMES H. DESNICK has held title to and owned the real estate in the County of Cook, State of Illinois, legally described on "Exhibit A" attached hereto and forming a part hereof, commonly known as Unit No. 7101, 175 East Delaware Place, Chicago, Illinois.

2. That said property is subject to a Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place recorded in the office of the Cook County Recorder of Deeds on August 10, 1973 as document number 22434263; and that Article VI of said Declaration and Ill. Rev. Stat. ch. 30, §309 provide for the creation of a lien on the interest of MR. RICHARD S. DESNICK and MR. JAMES H. DESNICK in said property for unpaid common expenses with respect to said property and interest on unpaid common expenses and costs, expenses and attorneys' fees incurred in collecting unpaid common expenses.

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3. There is presently due and owing the undersigned the sum of TWO THOUSAND NINE and 45/100 Dollars (\$2,009.45) for unpaid common expenses assessed with respect to said property as of January 16, 1986, including late charges, costs and expenses of collection, and attorneys' fees.

4. Claimant claims a lien against said property in the amount of TWO THOUSAND NINE and 45/100 Dollars (\$2,009.45), including late charges, costs and expenses of collection, and attorneys' fees, pursuant to Ill. Rev. Stat. ch. 30, §309 and Article VI, §8 of the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place.

Dated: January 16, 1986

BOARD OF DIRECTORS OF 175 EAST  
DELAWARE PLACE HOME OWNERS  
ASSOCIATION, an Illinois not-for-  
profit corporation,

By: \_\_\_\_\_

President

ATTEST:

By: \_\_\_\_\_

Treasurer

Return to:  
R. PETER CAREY  
MANDEL, LIPTON & STEVENSON, LTD.  
33 North Dearborn Street, Suite 2400  
Chicago, Illinois 60602

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STATE OF ILLINOIS)

) SS:

COUNTY OF C O O K)

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that BERNARD CHAPMAN, personally known to me to be the President of the Board of Directors of 175 EAST DELAWARE PLACE HOME OWNERS ASSOCIATION, an Illinois not-for-profit corporation, and JAMES W. HANSEN, personally known to me to be the Secretary of said Board of Directors of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 16th day of January, 1986, in person, and severally acknowledged that as such President and Secretary of said Board of Directors of said Corporation they signed said instrument and caused the corporate seal of said Corporation to be affixed thereto, as their free and voluntary act, and as the free and voluntary act of said Board of Directors of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of January, 1986.

*Rita Hyman*  
 Notary Public

My Commission Expires:

4/7/89

County Clerk's Office

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Unit No. 7101 as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "Parcel")

Parts of the land, property and space below, at and above the surface of the earth, located within the boundaries projected vertically upward and downward from the surface of the earth, a parcel of land comprised of Lot 17 to 28 inclusive, in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian; also Lots 1 to 4 inclusive, in County Clerk's Division of the West 300 feet of that part of Lots 16, 17, 18 and 19 of Block 14 lying east of the Lincoln Park Boulevard in the Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, conveyed by Deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1973 as Document No. 22413957, from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to LaSalle National Bank, a national banking association, not individually, but as Trustee under a Trust Agreement dated February 15, 1973, and known as Trust No. 45450.

Permanent Index No. 17-03-220-020-1462 which survey (hereinafter called "Survey") is attached as Exhibit "A" to the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place, Chicago, Illinois (hereinafter called "Declaration"), made by Grantor, and recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434263; together with an undivided .11711 percent interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

EXHIBIT A

17-83-022477

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Property of Cook County Clerk's Office



MANDEL, LIPTON AND STEVENSON  
LIMITED  
33 NORTH DEARBORN STREET  
CHICAGO, ILLINOIS 60602  
236-7080

10/10/80 10:00 AM