

UNOFFICIAL COPY

88-500728

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

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 the 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, Sec. 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:

Unit 6J 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 Third Principal the Meridian in Cook County, Illinois.

Permanent Real Estate Index No. 14-21-123-016-1070

which is commonly known as Unit 6J, 2808 North Pine Grove, Chicago, Illinois 60657 (The "Unit").

2. The unit owner is Erwin M. Werth and Elaine A. Werth.

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 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 October 17, 1988 the balance due, unpaid and owing pursuant to the Declaration and By-Laws after allowing all credits, is the sum of \$880.00 for assessments, late fees and other permitted charges. Each monthly assessment after such date is \$195.00 except as modified by the Board pursuant to said Declaration and By-Laws and these shall

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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 become 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 \$880.00, plus interest thereon at the rate of five percent (5%) per annum and additional accretions thereto until paid in full.

IN WITNESS WHEREOF, this Notice and Claim of Lien has been made and executed this 27th day of October, 1988 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:
T. Gregory Mieczynski
Sonageri, Pearce, Siegel and Wille
60 Revere Drive, Suite 800
Northbrook, IL 60062
(312) 480-8800

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