

88274801

NOTICE OF LIEN

SECTION 1. PARTIES.

1.1. Mortgagee.

Colony Country Community Association, an Illinois not for profit corporation (the "Association") is the owner and holder of the lien.

1.2. Mortgagor.

Mount Prospect State Bank as Trustee under Trust No. 862 and Mount Prospect State Bank as Trustee under Trust No. 944, 111 East Busse Avenue, Mount Prospect, Illinois 60056 are the owners (the "Owners") of the real estate (the "Real Estate") described in Section 2, and are the Mortgagors.

1.3. Other Defendants.

Mr. Terry Frediani, 1440 Picadilly Circle, Mount Prospect, Illinois 60056 ("Frediani"), who occupies the Real Estate and committed the acts described in Section 3.1(a) and (b) of this Notice of Lien.

1.4. Description of the Mortgage.

The Mortgage is a consensual lien created by that certain declaration of easements, covenants and restrictions (the "Declaration") entered into by American National Bank of Chicago, as trustee under Trust No. 76535, and Colony Country on Old Orchard, Ltd., dated October 3, 1973 and recorded October 19, 1973 as document no. 22507684. The Real Estate described in this Notice of Lien was subjected to the Declaration by a third supplement made March 9, 1978 and recorded March 15, 1978 as document no. 24384303 and a fourth supplement made November 28, 1978 and recorded December 18, 1978 as document no. 24768023.

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SECTION 2. REAL ESTATE.

2.1. Legal Description.

The legal description of the Real Estate is all portions owned of record at the date and time this Notice of Lien is recorded by either of the owners named in Section 1.2 of Lots 1 through 6 of Colony Country Townhomes, a resubdivision recorded December 18, 1986 as document 86606411, being a resubdivision of a part of Lot 2 of Old Orchard Country Club Subdivision recorded May 9, 1972 as document no. 21895678, said Old Orchard Country Club being a subdivision of part of the Northwest quarter of Section 27 and part of the Northeast quarter of Section 28, both in Township 42 North, Range 11 East of the Third Principal Meridian, Cook County, Illinois. As of the date of this Notice of Lien, according to information supplied the Association by Frediani, sales have not closed as to the townhomes whose common addresses are stated at Section 2.3 of this Notice.

2.2. Permanent Index Tax Numbers. The real estate P.I. numbers are as follows:

03-27-100-032-0000

03-27-100-033-0000

2.3. Common Address.

The common address of the Real Estate is unit numbers 1413, 1415, 1417, 1419, 1423, 1425, 1427, 1429, 1431, 1440, 1441 and 1442, Picadilly Circle, Mount Prospect, Illinois 60056.

SECTION 3. AMOUNT CLAIMED.

3.1. Monthly Assessments.

(a) The Owners and Frediani are in default in payment of the following assessments.

| <u>UNIT NO.</u> | <u>DATES</u> |
|-----------------|------------------------------------|
| 1401 ✓ | November, 1987 thru April 30, 1988 |
| 1403 ✓ | November, 1987 |
| 1405 ✓ | November, 1987 |
| 1413 ✓ | May, 1988 |
| 1415 ✓ | May, 1988 |
| 1417 ✓ | May, 1988 |
| 1419 ✓ | May, 1988 |
| 1423 ✓ | May, 1988 |
| 1425 ✓ | May, 1988 |
| 1427 ✓ | May, 1988 |
| 1429 ✓ | May, 1988 |

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| | |
|------|------------------------------------|
| 1431 | May, 1988 |
| 1432 | July, 1987 thru October, 1987 |
| 1434 | July, 1987 |
| 1435 | May, 1988 |
| 1436 | July thru August, 1987 |
| 1437 | February, 1988 thru March 31, 1988 |
| 1438 | July, 1987 |
| 1440 | July, 1987 thru May 31, 1988 |
| 1441 | February, 1988 thru May 31, 1988 |
| 1442 | July, 1987 thru May 31, 1988 |
| 1443 | February, 1988 thru May 31, 1988 |
| 1446 | October, 1987 thru November, 1987 |
| 1450 | October, 1987 thru November, 1987 |
| 1452 | October, 1987 |
| 1454 | October, 1987 thru November, 1987 |
| 1458 | October, 1987 thru November, 1987 |

| | |
|--|-------------------|
| Total principal due under Section 3.1(a) | |
| as of May 31, 1988: | \$1,541.00 |
| Total interest due under Section 3.1(a) | |
| as of June 16, 1988: | <u>25.20</u> |
| Total due under Section 3.1(a) | |
| as of June 16, 1988: | <u>\$1,566.20</u> |

(b) The Owners and Frediani are in default in the payment of \$9,000. additional assessments made by the Association against them in respect to misuse and damage by Owners and Frediani, and those claiming under them, to the Common Properties and Facilities, as defined in the Declaration, which are owned by the Association. Interest due as of June 16, 1988 is \$193.46.

(c) The Association has incurred at least the following additional expenses through June 16, 1988.

| | |
|------------------------|-----------------|
| (i) Attorneys fees: | \$750.00 |
| (ii) Other (estimated) | <u>100.00</u> |
| | <u>\$850.00</u> |

(d) The total principal amounts due and owing as of June 16, 1988 is \$11,391.00 plus any amounts due for June as to the units described at Section 2.3.

3.2. Additional Interest.

Additional interest will accrue after June 16, 1988 on all amounts paid by the Association as paid, and all principal amounts due the Association but unpaid, at 9% per annum.

3.3. Total Now Due.

As of June 16, 1988 the total due from the Mortgagor to the Association and unpaid is \$11,609.66, and any additional principal amounts not paid for June as to the units identified at Section 2.3.

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2025-03-10

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Dated this 16th day of June, 1988.

Colony Country Condominium Association
Board of Directors
By: [Signature]

Its: PRESIDENT

Attest:

Harold M. Insch
Its: SECRETARY

State of Illinois)
County of Cook) SS

The foregoing instrument was acknowledged before me
this 21st day of June, 1988 by Emmett Stains
and Harold M. Insch, President and
Secretary of Colony Country Condominium Association, an Illinois
not for profit corporation, on behalf of the corporation.

Catherine L. Negeford
Notary Public

My commission expires:

May 20, 1990

This instrument was prepared by:

Charles Nauts
Chapman and Cutler
111 W. Monroe Street
Chicago, Illinois 60603

88274801

DEPT-01 RECORDING \$68.00
T#1111 TRAK 1974 06/22/88 15:26:00
#7381 # A 38-274801
COOK COUNTY RECORDER

After recording return to:

Recorder's Box No. 211
Attention: Charles Nauts

88274801

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