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UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

NOTICE OF LIEN

89040934

KNOW ALL MEN BY THESE PRESENTS, that MARGATE TERRACE CONDOMINIUM

ASSOCIATION, an Illinois not-for-profit corporation, has and claims

a lien pursuant to Chapter 30, Illinois Revised Statutes, Section

309, against CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois,

Trustee under Trust Agreement dated May 26, 1981, Trust No. 1079960; RIVER FOREST STATE BANK AND TRUST COMPANY, Mortgagee under Mortgage dated February 11, 1985, and recorded as Document No. 27446711; and, JAMES P. CORIROSSI, d/b/a J P C Associates,

upon the property described as follows:

Unit No. 504 and Parking Space No. 7 in Margate Terrace Condominium as delineated on a survey of the following described real estate:

PARCEL 1: The East 40 feet of Lot 27 in Block 1 in George K. Spoors Subdivision of Block 4 of Conarroes Resubdivision of that part of Argyle lying South of the Center line of Argyle Street in the South East Fractional 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: The East 20 feet of Lot 26 and the West 20 feet of Lot 27 in Block I of George K. Spoors Subdictsion of Block 4 in Conarroes Resubdivision of that part of Argyle lying South of Center line of Argyle Street in the Couth East Fractional 1/4 of Section 8, Township 40 North, Pange 14 East of the Third Principal Meridian, in Cook Courty. Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25129106; together with its undivided percentage interest in the common elements.

P. I. N.: 14-08-412-031-1035

As indicated in the legal description, said property is subject to a Declaration and Bylaws establishing a plan for condominium ownership of the premises commonly described as

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MARGATE TERRACE CONDOMINIUM, 850 West Margate Terrace, Chicago,
Illinois 60640, recorded with the Recorder of Deeds of Cook County,
as Document No. 25129106. Said Declaration and Bylaws, and the
Illinois Condominium Property Act provide for the creation of a
lien for the monthly assessments or charges imposed pursuant thereto,
together with interest, and costs of collection, such as attorney's
fees.

That the balance of the aforesaid charges due, unpaid and owing pursuant to the aforesaid Declaration, after allowing all credits, is the sum of \$834.11 through January 31, 1989. Each monthly assessment thereafter is in the sum of \$ 148.94 per month. Said unpaid assessments and charges, together with accrued interest, costs and attorney's fees, constitute a lien on the aforesaid real estate.

MARGATE TERRACE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

BY:

Its Attorney and Authorized Agent

OFFICE

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STATE OF ILLINOIS)

COUNTY OF C O O K)

The undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify that GILBERT L. BERMAN personally known by me to be the Attorney and Authorized Agent for MARGATE TERRACE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, whose name is subscribed to the foregoing instrument in said capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the said corporation for the uses and purposes therein set forth.

Give under my hand and Notarial Seal this 25th day of January , 1989.

NOTAPY PURLIC

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This document prepared by:

GILBERT L. BERMAN Suite 1927 188 West Randolph Street Chicago, Illinois 60601 OFFICIAL SEAL
SARAH LASH
NOTARY PUBLIC, STATE OF ILLINGIS
My Commission Expires Feb. 2, 1982

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Property of Cook County Clerk's Office

ATTORINEY OF FOR SUITE 1 188 W. RANDOUTH STREET CHICAGO, ILLINOIS 60601 TELEPHONE (312) 726-3423