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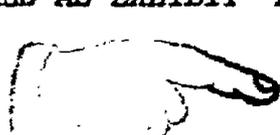
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

P.I.N. 17-03-220-020-1180

NOTICE OF AND CLAIM FOR LIEN

The claimant, 175 East Delaware Place Homeowner's Association, a not-for-profit corporation, of 175 East Delaware Place, Chicago, County of Cook, State of Illinois, pursuant to 765 ILCS 605/9(g), hereby files a notice of and claim for lien against Joanne Straughn and against the following described property in which she has an interest in the County of Cook, State of Illinois:

UNIT 5306 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED COLLECTIVELY AS THE 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, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 THROUGH 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 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERKS' 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 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, 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 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NO. 45450, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM


Abigail Spreyer
105 W. Adams Suite 3A00
Chic IL 60603

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OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NO. 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22434263, TOGETHER WITH AN UNDIVIDED .06822 PERCENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-03-220-020-1180

Common address: Unit 5306, 175 East Delaware Place, Chicago, Illinois 60611

Claimant states:

As indicated in the above legal description, the property is subject to a declaration establishing a plan for condominium ownership of the premises commonly described as 175 East Delaware Place Homeowner's Association (the "Association"), designated as the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place, Chicago, Illinois 60611 (the "Declaration"), and recorded with the Recorder of Deeds of Cook County, Illinois, as Document Number 2243263. Pursuant to the Declaration, Article IV, Section 1, the property herein described is subject to the Illinois Condominium Property Act.

That prior to November 18, 1996, Joanne Straughn violated the provisions of the Declaration and House Rules of the Association pertaining to construction and remodeling, and thereby, among other things, exposed asbestos containing material. After notice and hearing, the Board of Directors of the Association approved the hearing committee's recommendation that Joanne Straughn be fined, be required to reimburse the Association for attorneys' fees, air testing and other expenses incurred and also be required to pay a construction manager selected by the Association for the completion of the project.

As of September 18, 1997, the outstanding balance on the account of Unit 5306 was \$3,100.42.

Article VI, Section 8 of the Declaration provides for the creation of a lien for nonpayment of monthly and special assessments or charges imposed on a unit owner pursuant thereto, together with interest, late fees, and reasonable attorneys' fees

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and costs necessary for collection. Furthermore, the Condominium Property Act provides, inter alia:

If any unit owner shall fail or refuse to make any payment of the common expenses or the amount of any unpaid fine when due, the amount thereof together with any interest, late charges, reasonable attorney fees incurred enforcing the covenants of the condominium instruments, rules and regulations of the board of managers, or any applicable statute or ordinance, and costs of collections shall constitute a lien on the interest of the unit owner in the property prior to all other liens and encumbrances, recorded or un-recorded.... 765 ILCS 605/9(g)(1).

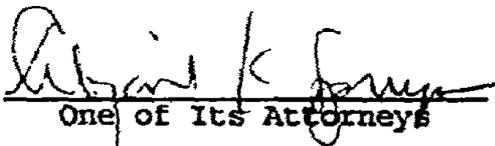
That as of September 18, 1997, at least \$500 in additional attorneys' fees have been incurred by the Association in preparation and filing of this lien and in preparation of a demand letter pursuant to the applicable portions of the Illinois Condominium Property Act and the forcible entry and detainer provisions of the Illinois Code of Civil Procedure.

The Association hereby makes a claim for a lien in the amount \$3,700.42, plus any additional attorneys' fees arising in connection with collection of the amounts due, together with any late fees due and owing.

That the \$3,700.42 and late charges due and owing will continue to increase by \$35.00 per month, plus any additional attorneys' fees generated in connection with the collection of monies due, until Joanne Straughn pays all outstanding common expenses, attorneys' fees and late charges due and owing as set forth in this notice of and claim for lien.

That as of September 18, 1997, the amount due and owing is \$3,700.42, for which, pursuant to 765 ILCS 605/9(g), together with any additional increases in the amounts due and owing, interest and attorneys' fees, claimant hereby claims a lien on Joanne Straughn's interest in the above described property and on the monies or other considerations due or to become due to Joanne Straughn as a result of any transfer of her interest in the above described land.

175 EAST DELAWARE PLACE
HOMEBOWNER'S ASSOCIATION,
a not-for-profit corporation,
claimant

By: 
One of Its Attorneys

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