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LIEN

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

98817358
 9902/0052 16 001 Page 1 of 4
 1998-09-14 12:14:18
 Cook County Recorder 27.50

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

BOARD OF MANAGERS OF CREEKSIDE)
 AT OLD ORCHARD CONDOMINIUMS,)

Claimant,)

v.)

PARKWAY BANK AND TRUST COMPANY,)
 as Trustee under Trust Number 10871,)
 dated July 8, 1994.)

) Claim for Lien in
) the amount of \$451,085.000
) plus interest and reasonable
) attorney fees

Claimant, BOARD OF MANAGERS OF CREEKSIDE AT OLD ORCHARD CONDOMINIUMS, hereby files a Claim for Lien against PARKWAY BANK AND TRUST COMPANY, under Trust No. 10871, dated July 8, 1994, and states as follows:

As of the date hereof, the said defendant was the owner of the following described lands, to-wit:

Units 208A, 109B, 110B, 201B, 301B, 310B, 502B, 101C, 107C, 202C, 206C, 402C, 407C, 507C in the Creekside at Old Orchard Condominiums as delineated on a survey of the following described tract of land: part of lots 1 and 2 in the Old Orchard Country Club Subdivision, being a subdivision of part of the Northeast 1/4 of Section 28 both in Township 32 North Range 11 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96261584, as amended from time to time; together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

P.I.N. No.: 03-27-100-083, 03-27-100-086, 03-27-100-087, 03-28-202-008, and 03-28-202-009

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Commonly known as: 710, 720, 730 Creekside Drive, Mt. Prospect, IL 60056.

From the recording of the Declaration of Condominium on March 15, 1996, and until sale of each unit identified, the Parkway Bank and Trust Company, as Trustee under Trust No. 10871, dated July 8, 1994, held legal title for and was the owner of the following described condominium units: See Attached Schedule B attached hereto and incorporated herein.

The said property is subject to a Declaration of Condominium Ownership ("Declaration") recorded as Document No. 96261584 in the Office of the Recorder of Deeds of Cook County, Illinois, and that Article V, Section 1 of said Declaration and Section 9 of the Illinois Condominium Property Act ("Act"), 765 ILCS 605/9, provides for the creation of a lien for failure or refusal to pay when due the common expenses of administration maintenance and repair of the common elements and of any other expenses incurred in conformance with the Declaration and Bylaws or otherwise lawfully agreed upon, and late charges, costs, and reasonable attorneys fees necessary for said collection.

The Declaration at Article V, Section 1 and the Act at Section 9 provide that the Common Expenses shall constitute a lien on the interest in the Property. Property is defined in the Declaration and Act, as all land, property and space comprising the Parcel and all improvements. The Declaration at Article V, Section 1 and the Act at Section 9 provides that it shall be the duty of the developer to pay the proportionate share of the Common Expenses for each unit which was not sold by the developer. The Bylaws attached to and incorporated into the Declaration, at Article XVI, Section 8, provides for the assessment of legal interest and reasonable attorneys fees to be fixed by the Court.

From March 1996, through September 1998, for the period therein before conveyance of each unit on Schedule B to a unit owner and until the units were conveyed from the Parkway Bank and Trust, as trustee under Trust No. 10871, while legal title for the units was retained by Parkway and for units not yet conveyed, common expenses were not paid for units identified on Schedule B in the total amount of \$451,085.000 plus legal interest and reasonable attorneys fees.

The Claimant herein claims on lien on Parkway Bank and Trust, as trustee under Trust No. 10871, and all units and properties located therein including the units set forth above, for all amounts set forth herein for the period noted, and for all subsequent common expenses, legal interest, attorneys' fees and costs of collection.

DATED: 9/11/98

BY: William R. Howard

BOARD OF MANAGERS OF CREEKSIDE AT
OLD ORCHARD CONDOMINIUMS

WILLIAM R. HOWARD, President

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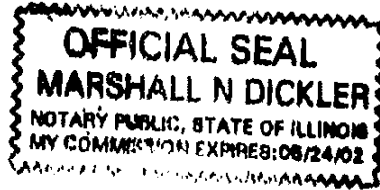
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WILLIAM R. HOWARD, being first duly sworn on oath, deposes and says that he is the President for BOARD OF MANAGERS OF CREEKSIDE AT OLD ORCHARD CONDOMINIUMS, the above-named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

William R. Howard

Subscribed and sworn to before me
this 11th day of September, 1998.

Marshall N. Dickler
NOTARY PUBLIC



This Instrument Prepared by:

MARSHALL N. DICKLER, LTD.
85 West Algonquin Road, Suite 420
Arlington Heights, Illinois 60005

MAIL TO:

MARSHALL N. DICKLER, LTD.
85 West Algonquin Road, Suite 420
Arlington Heights, Illinois 60005

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SCHEDULE B LEGAL DESCRIPTION

Units 101 A through 110 A inclusive; 201 A through 210 A inclusive; 301 A through 310 A inclusive; 401 A through 410 A inclusive; 501 A through 510 A inclusive; 101 B through 110 B inclusive; 201 B through 210 B inclusive; 301 B through 310 B inclusive; 401 B through 410 B inclusive; 501 B through 510 B inclusive; 101 C through 110 C inclusive; 201 C through 210 C inclusive; 301 C through 310 C inclusive; 401 C through 410 C inclusive; 501 C through 510 C inclusive in Creekside at Old Orchard Condominiums as delineated on a survey of the following described tract of land: part of lots 1 and 2 in the Old Orchard Country Club Subdivision, being a subdivision of part of the Northeast 1/4 of Section 28 both in Township 32 North Range 11 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96261584, as amended from time to time; together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Common Address: 710, 720, 730 Creekside Drive, Mount Prospect, Illinois 60056.

P.I.N.: 03-27-100-083, 03-27-100-086, 03-27-100-087, 03-28-202-008, and
03-28-202-009

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