



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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

Kings Walk Condominium)
Association, an Illinois not-for-)
profit corporation;)
)
Claimant,) Claim for Lien in
) the amount of
v.) \$1,360.96,
) plus costs and
Barbara A. Schiller,) attorney's fees
)
Debtor.)

For Use By Recorder's Office Only

Kings Walk Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Barbara A. Schiller of the County of Cook, Illinois, and states as follows:

As of the date hereof, the said debtor was the owner of the following land, to wit:

See Attached

and commonly known as 4511 Kings Walk Drive, #2B, Rolling Meadows, Illinois 60008.

PERMANENT INDEX NO. 02-26-117-007-1006

That said property is subject to a Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 94341472. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Kings Walk Condominium Association and the special assessment for capital improvements, together with interest, costs and reasonable attorney's fees necessary for said collection.

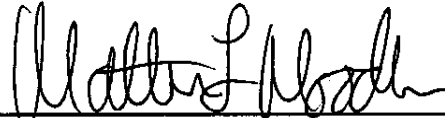
That as of the date hereof, the assessment due, unpaid and owing to the claimant on account, after allowing all credits with interest, costs and attorneys fees, the claimant claims a lien on said

S-4
P-3
M-4
\$25.50
pw

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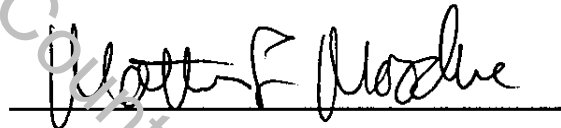
land in the sum of \$1,360.96, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Kings Walk Condominium Association

By: 
One of its Attorneys

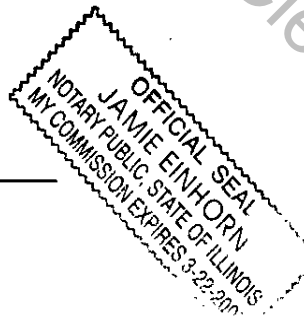
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, being first duly sworn on oath deposes and says he is the attorney for Kings Walk Condominium Association, an Illinois not-for-profit corporation, the above named claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.



Subscribed and sworn to before me
this 25th day of June, 1999.


Notary Public



This instrument prepared by:
Kovitz Shifrin & Waitzman
750 Lake Cook Road, Suite 350
Buffalo Grove, IL 60089-2073
(847) 537-0983



UNOFFICIAL COPY**EXHIBIT "A"****PARCEL I: Legal Description**

UNIT 4511-1B IN THE KINGS WALK I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42, NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK I CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 84341472 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO (PARCEL II):

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL I FOR INGRESS AND EGRESS AS DEFINED, CREATED AND LIMITED IN SECTION 3.2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KINGS WALK MASTER HOMEOWNERS' ASSOCIATION DATED APRIL 14, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NUMBER 84341471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" THEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THE TENANT OF THE UNIT WAIVED THE RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASER.

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Kings Walk Master Association and all amendments, if any, thereto; (c) Declaration of Covenants, Conditions, Restrictions and Easements and party wall rights for Kings Walk I Condominium Association and all amendments, if any thereto, (d) private, public, and utility easements, including any easements established by or implied from the Declarations or amendments thereto, if any, and roads and highways, if any; (e) party wall rights and agreements, if any; (f) limitations and conditions imposed by the Condominium Property Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) mortgage or trust deed specified below, if any; (k) general taxes for the second installment of 1993 and subsequent years; (l) installments due after the date of closing of assessments established pursuant to the Declarations; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by purchaser or anyone claiming by, through or under purchaser; (p) leases and licenses affecting the common elements; and (q) existing tenant leases.

P.T.N. 02-26-117-005-0000

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