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1365/0047 14 001 Page 1 of 4  
1999-04-14 08:50:36  
Cook County Recorder 27.50



99356711

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

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

Boardwalk West Condominium Association, an Illinois not-for-profit corporation; )  
 )  
 )  
 )  
 )  
 Claimant, ) Claim for Lien in  
 ) the amount of  
 ) \$1,423.28,  
 ) plus costs and  
 ) attorney's fees  
 v. )  
 )  
 Emilio Gomez, Jennifer L. )  
 Rogus and Thomas Koenig, )  
 )  
 )  
 Debtors. )

For Use By Recorder's Office Only

Boardwalk West Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Emilio Gomez, Jennifer L. Rogus and Thomas Koenig 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 123 Boardwalk, #6W, Elk Grove Village, IL 60007.

PERMANENT INDEX NO. 08-32-200-018-1018

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. 23427699. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Boardwalk West 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

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land in the sum of \$1,423.28, 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.

Boardwalk West Condominium Association

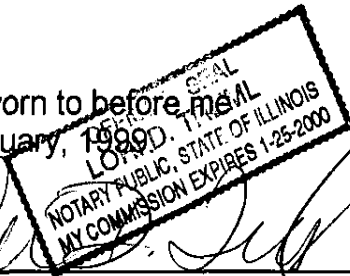
By:   
One of its Attorneys

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

The undersigned, being first duly sworn on oath deposes and says he is the attorney for Boardwalk West 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.

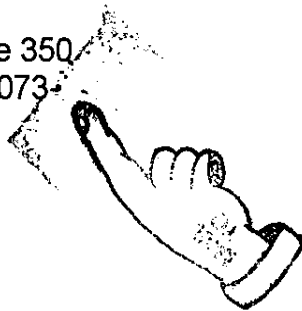


Subscribed and sworn to before me  
this 18<sup>th</sup> day of January, 1999.



  
Notary Public

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



J:\COLLECTIONS\guemez

WARRANTY DEED  
JOINT TENANCY

MAIL TO:  
THOMAS R. BOENIG, ESQ.  
211 WEST GARD AVENUE  
BENSENVILLE, IL 60106

NAME & ADDRESS OF TAXPAYER:  
EMILIO GUENZ  
122 BOARDWALK, UNIT 122  
ELK GROVE VILLAGE, IL 60007

GRANTOR(S), THOMAS R. BOENIG MARRIED TO LAURA A. BOENIG of ELK GROVE VILLAGE, in the County of COOK, in the State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), EMILIO GUENZ and JENWIPER L. ROGUS of 1116 CUMBERLAND, ELK GROVE VILLAGE, in the County of COOK, in the State of IL, not as TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

PARCEL 1:  
UNIT 122-6 IN BOARDWALK CONDOMINIUM WEST, A DELINEATED ON SURVEY OF THAT PART OF THE WEST 170.77 FEET OF LOT 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 1 AFORESAID, 170.77 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF LOT 1 AFORESAID 167.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID 14.90 FEET; THENCE SOUTH-EASTERLY ALONG A LINE FORMING AN ANGLE FOR 45 DEGREES WITH THE PROLONGATION OF THE LAST DESCRIBED LINE FOR A DISTANCE OF 112.67 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES THERETO 112.95 FEET TO A LINE 167.0 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF LOT 1 AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE 15.74 FEET TO THE EAST LINE OF THE WEST 170.77 FEET OF LOT 1 AFORESAID; THENCE SOUTHERLY ALONG SAID EAST LINE 167.0 FEET TO THE SOUTH LINE OF LOT 1 AFORESAID; THENCE WEST ALONG SAID SOUTH LINE 170.77 FEET TO THE SOUTHWEST CORNER OF LOT 1 AFORESAID; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 AFORESAID 493.55 FEET THE POINT OF BEGINNING, ALL IN BOARDWALK SUBDIVISION OF PART OF THE NORTH 15 ACRES OF THE SOUTHWEST 2/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 8, 1972 KNOWN AS TRUST NO. 5160 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23427699, TOGETHER WITH AN UNDIVIDED 1.514 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

ATGF, INC

ALSO:  
PARCEL 2:  
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN

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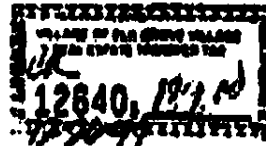
O'CONNOR TITLE

--- KOVITZ SHIFRIN

004/004

THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 24, 1978 AS DOCUMENT NO. 23427699, AND AS SHOWN ON THE PLAT OF BOARDWALK SUBDIVISION WITH AFORESAID RECORDED MARCH 20, 1972 AS DOCUMENT NO. 21840416 AND AS CREATED BY DEED FROM NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 8, 1972 AND KNOWN AS TRUST NO. 5160 TO RUTH E. LURCH DATED APRIL 7, 1977 AND RECORDED APRIL 28, 1977 AS DOCUMENT NO. 23995199 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Permanent Index No:  
08-32-200-018-1028



Property Address:  
121 BOARDWALK, 8W  
ELK GROVE VILLAGE, IL 60007

SUBJECT TO: (1) General real estate taxes for the year 1997 and subsequent years. (2) Covenants, conditions and restrictions of record, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as TENANTS IN COMMON but as JOINT TENANTS forever.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

THOMAS R. KOENIG

LAURA A. KOENIG

STATE OF ILLINOIS

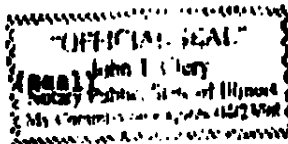
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COUNTY OF C O O K

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that THOMAS R. KOENIG RELATED TO LAURA A. KOENIG personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 31<sup>st</sup> day of

December, 1997.



Thomas R. Koenig Notary Public  
My commission expires 12/30/99

