

NOTICE OF LIEN UNDER THE CONDOMINIUM ACT  
UNPAID COMMON CHARGES

To the (Register) (Clerk) of the County of \_\_\_\_\_, (City and) State of New York and to all having interest in said Unit described below:

**PLEASE TAKE NOTICE**, that the Board of Managers of \_\_\_\_\_ Condominium, with an office at \_\_\_\_\_ on behalf of all unit owners, as Lienor, has and claims a lien on and against the Condominium Unit hereinafter described:

The name and address of the property is:

The Condominium Declaration is dated \_\_\_\_\_, and was recorded on \_\_\_\_\_ in (Liber \_\_\_\_\_, page \_\_\_\_\_) (CRFN No. \_\_\_\_\_) (Control No. \_\_\_\_\_).

The record owner of the Condominium Unit is \_\_\_\_\_

The Unit No. is \_\_\_\_\_ and is designated by tax block \_\_\_\_\_, lot no. \_\_\_\_\_

The amount of the lien is \$ \_\_\_\_\_, ("Amount") for the following:

Date	Amount	Reason
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The claim of the lien is said Amount together with interest thereon.

Dated: \_\_\_\_\_

LIENOR:

The Board of Managers of  
Condominium

By: \_\_\_\_\_

**VERIFICATION**

, being duly sworn, deposes and says:

I am fully familiar with the facts and circumstances of this matter and have read the foregoing Notice of Lien and know the contents thereof, that the same is true to my knowledge, except as to matters stated therein upon information and belief and as to those matters, I believe them to be true.

The reason why this verification is made by the undersigned is that the undersigned is

Sworn to before me this  
Day of

---

Notary Public

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_,

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_,

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) \_\_\_\_\_,

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_\_\_\_,

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Title No.**

**TO**

**DISTRIBUTED BY**

**Class Abstract Services, Inc.**  
**516-294-4141 FAX: 516-294-4600**

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

\*State of \_\_\_\_\_, County of \_\_\_\_\_, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the \_\_\_\_\_,

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION:

BLOCK:

LOT:

COUNTY OR TOWN:

**RETURN BY MAIL TO:**

**RETURN BY MAIL TO:**