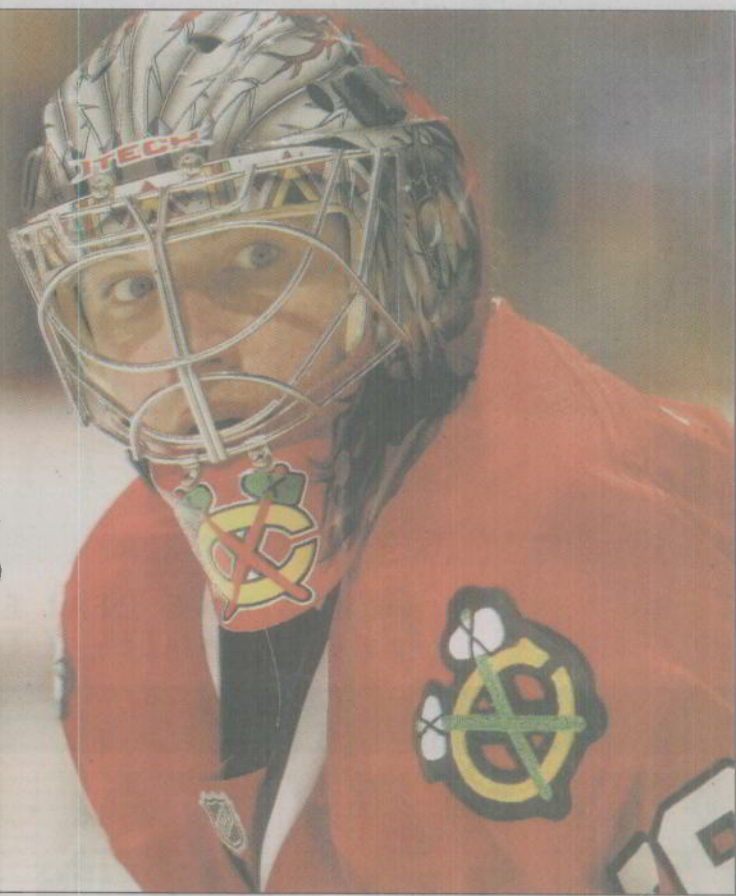


ELITE STREET

Goalie scores new pad for \$2.4 million



Blackhawks goalie Cristobal Huet bought a condo on the Near North Side for \$2.4 million. CHARLES CHERNEY/TRIBUNE PHOTO 2009

The skinny on doctor's new place: Built in 1904, with 9,000 square feet

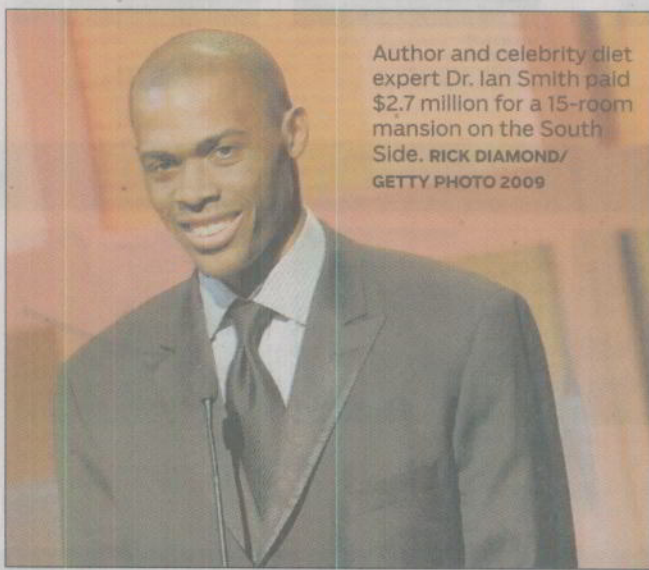
By Bob Goldsborough
SPECIAL TO THE TRIBUNE

Dr. Ian Smith, the celebrity medical expert and author known for his appearances on VH1's "Celebrity Fit Club" series, has paid \$2.7 million for a 15-room, 9,000-square-foot-plus mansion on the South Side.

The Harvard-educated Smith, who turned 40 on July 15, is no stranger to the area, having earned his medical degree from the University of Chicago's Pritzker School of Medicine in Hyde Park.

Built in 1904, Smith's five-bedroom house has 4½ baths, a Smallbone kitchen, and a more than 2,000-square-foot master suite with his-and-hers designer baths, according to listing information. The house had been listed for more than \$2.9 million.

Onetime financial guru and financial adviser-to-the-stars Robert Lunn once



Author and celebrity diet expert Dr. Ian Smith paid \$2.7 million for a 15-room mansion on the South Side. RICK DIAMOND/GETTY PHOTO 2009

owned Smith's house. Lunn purchased it in 1994 for \$1.05 million, and then lost control of it in foreclosure in 2007, according to public records.

Smith also owns a nine-room townhouse on the Near South Side that he bought in 2007 for \$1.22 million, according to public records.

Hockey zone: Chicago Blackhawks goalie Cristobal Huet has paid \$2.4 million for a four-bedroom, 4,771-square-foot four-story

condo unit on the Near North Side.

Huet, 33, joined the Blackhawks last summer after signing a four-year, \$22.5 million contract.

Huet's new condo is in a building with skyline views. Features in the unit include three fireplaces, a media room, a family room, a solarium, an office, a 320-square-foot private terrace, custom walnut millwork from Sicily, Italian cabinetry, plush New Zea-

land wool carpet, fireplaces made of travertine and quartz, a Sub-Zero refrigerator, a Miele dishwasher, a Viking range, a Kohler Sok tub with a ceiling-mounted filler, Ann Sacks tile, and a full-floor master suite with dual closets, according to listing information.

"The unit is like a single-family house," said Matt Garrison, of Coldwell Banker, who represented the developer selling the unit.

The condo had been listed for \$2.47 million.

Reel digs: WFLD-Ch. 32 weekend news anchor Byron Harlan has paid \$600,000 for a newly built, seven-room condominium unit on the North Side.

Harlan, 49, has been Fox-32's weekend anchor since 1997. His new three-bedroom unit features three natural stone baths with Grohe and Toto fixtures, Valucine cabinets, hardwood floors, stainless steel appliances, floor-to-ceiling windows, and a private balcony, according to listing information.

The unit originally had been listed for \$725,000 and later was reduced to \$625,000.

CONDO ADVISER

No right to see data on others' delinquencies

By Mark Pearlstein
SPECIAL TO THE TRIBUNE

Q We are a 25-unit association. Our building manager keeps our accounting and financial records. According to the declaration, the unit owners have a right to inspect all receipts and expenditures affecting the common elements. A unit owner has a right to receive a statement of his account.

The building manager claims that our right to review financial records does not apply to records pertaining to other owners who are delinquent in their assessments. Can the building manager decide what documentation can and cannot be made available to the unit owners?

A In this case, your building manager is correct. The right of a unit owner to inspect association records is governed by Section 19 of the Illinois Condominium Property Act. Section 19 lists the categories of documents that are available for unit owner inspection. This section excludes from owner inspection "documents relating to common expenses or other charges owed by a member other than the requesting member." This provision means that owners are not entitled to see records pertaining to the delinquent account of another owner.

Q Our condominium board is struggling to interpret the standards for pets in our bylaws. The bylaws limit households to one pet per unit, which may not exceed 25 pounds.

Our problem is that pets could be within the weight limit at the time owners buy the unit, but the pet can later gain weight to put it over the weight limit. Some

owners believe that they should be exempt from the weight limit if the pet was within regulation size at the time of purchase.

Others believe the weight issue should be addressed only if there are legitimate complaints about the conduct of the pet.

A Your question indicates the difficulty of enforcing pet weight limits. If the association wants to enforce this standard, the best practice for the board is to require a resident to produce certification from a veterinarian as to the size of the pet when fully grown.

Q I am the president of our board. We have informed owners that there will be a special assessment for an elevator upgrade mandated by state law.

We only have one elevator in our 52-unit building, which is four stories tall. Owners on the ground level contend they should not be assessed for this expense because they do not use the elevator to access their units. The board's understanding is that all unit owners are responsible for this expense. Please clarify.

A There is no exception for first-floor unit owners regarding the elevator assessment. Elevators are part of the common elements. All owners pay assessments for common elements. The first-floor owners are not exempt from this cost, just as owners on floors two through four are not exempt from paying for renovations of the first-floor hallways.

Mark Pearlstein is a Chicago lawyer who specializes in condo law and is chairman of the legislative committee of the Illinois chapter of the Community Associations Institute. E-mail ctc-realestate@tribune.com.

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