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2002-08-27 14:48:59
Cook County Recorder 27.00

P2162.001 JCV 08/27/02 2d

DEVONSHIRE)
CONDOMINIUM)
ASSOCIATION,)
Plaintiff,)
v.)



THOMAS R. RUESING)
and EMELYN RUESING,)
Defendants.)

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

NOTICE AND CLAIM FOR LIEN FOR \$1,298.54

KNOW ALL MEN BY THESE PRESENTS that the DEVONSHIRE CONDOMINIUM ASSOCIATION, has and claims a lien pursuant to the Declaration of Condominium (hereinafter referred to as "Declaration") for the DEVONSHIRE CONDOMINIUM which was recorded with the Cook County Recorder of Deed's Office on April 28, 1990 as Document Number 25438479, as amended, regarding payment of common expenses and other charges against **THOMAS R. RUESING** and **EMELYN RUESING** upon the property described herein as follows:

Legal: Unit 214 and Garage Unit G-14 in the Devonshire Condominium, as delineated on a survey of the following described real estate:

Lot 84 in Frederick H. Bartlett's Palos Township Farms Second Addition being a subdivision of Lots 36 to 41 inclusive in Frederick H. Bartlett's Palos Township Farms First Addition being a subdivision of the West 3/4 of the South 1/2 of the South 1/2 of the Northwest 1/4 also the West 33 feet of the East 1/4 of said South 1/2 of the South 1/2 of the Northwest 1/4 of Section 1, Township 37 North, Range 12, East of the Third Principal Meridian, also the West 3/4 (except the South 33 feet thereof) of the North 1/2 of the North 1/2 of the Southwest 1/4 and also the West 33 feet of the East 1/4 of said North 1/2 of the North 1/2 of the Southwest 1/4 of Section 1, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 28, 1980 as Document 25438479, together

This Document Prepared by and Return to:
John C. Voorn
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street, Suite 201
Orland Park, Illinois 60467
(708) 403-5050
Firm ID No.: 80407

Box 330-JCV

Box

with its undivided percentage interest in the common elements as defined and set forth in the common elements as defined and set forth in said Declaration and survey.

ADDRESS: 9051 South Roberts Road, Unit 214 and G-14, Hickory Hills, Illinois 60457
PIN: 23-01-107-022-1020 and 23-01-107-022-1048

The above-described property is subject to the Declaration which establishes a plan for condominium ownership of the property commonly referred to as Devonshire Condominium. The Declaration, in particular, Article XVI along with the Illinois Condominium Property Act, 765 ILCS 605/9 provides for the creation of a lien for the common expense assessments and other monetary charges and obligations imposed thereto if such charges become delinquent.

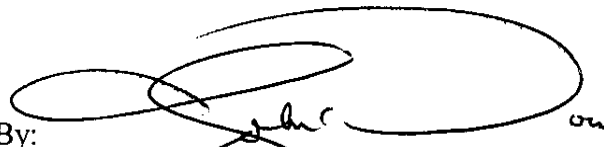
That the balance of common expense assessments and other monetary charges, including special assessments and late fees, due and owing the Association as of August 27, 2002 total \$905.86.

In addition, there is due and owing attorneys' fees and costs as of August 27, 2002 attributable to the Association's collection action against the owners, THOMAS R. RUESING and EMELYN RUESING in the amount of \$392.68 for a total due and owing of \$1,298.54 from the aforesaid owners.

The Federal Fair Debt Collection Practices Act Notice is attached hereto and made a part hereof.

Dated: August 27, 2002


DEVONSHIRE CONDOMINIUM ASSOCIATION

By: 
John C. Voorn, Its Duly Authorized Attorney and Agent

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


ACKNOWLEDGMENT

John C. Voorn being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the DEVONSHIRE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, and that he is empowered to execute the aforesaid Notice and Claim for Lien on behalf of the DEVONSHIRE CONDOMINIUM ASSOCIATION and that he has read the above and foregoing Notice and Claim for Lien, knows the contents thereof and that the same are based upon information provided him by agents of the Board of Directors of the Association.

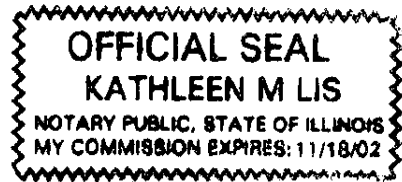


John C. Voorn

Subscribed and sworn to before me this 27th day of August 2002.



Notary Public



AFFIDAVIT OF SERVICE

I, Kathleen M. Lis, being first duly sworn on oath deposes and states that she is over twenty-one (21) years of age and that on the 27th day of August 2002, she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNERS:

THOMAS R. RUESING
9051 South Roberts Road, Unit 214
Hickory Hills, Illinois 60457

EMELYN RUESING
9051 South Roberts Road, Unit 214
Hickory Hills, Illinois 60457

MORTGAGEES

Capital Federal Savings n/k/a
TCF Bank
6410 West 127th Street
Palos Heights, Illinois 60463

*Chicago Trust Company a/t/u Trust Deed
Recorded as Document Number 00092905
171 North Clark Street
Chicago, Illinois 60601*

*Copy by Regular Mail:
Board of Directors
Devonshire Condominium Association
9051 South Roberts Road, Unit 206
Hickory Hills, Illinois 60457*

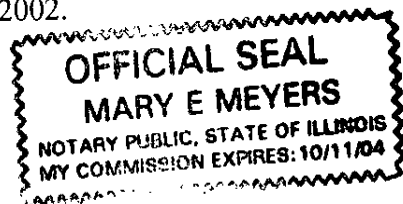
Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, Village of Orland Park, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on August 27, 2002 before 4:45 p.m.

Kathleen M. Lis

Kathleen M. Lis

Subscribed and sworn to before me this 27th day of August, 2002.

Mary E. Meyers
Notary Public



FEDERAL FAIR DEBT COLLECTION PRACTICES ACT NOTICE

THIS IS AN ATTEMPT TO COLLECT A DEBT, ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE

1. Unless you, within thirty (30) days after receipt of the attached notice, dispute the validity of this debt, or any portion thereof, the debt will be assumed to be valid.
2. If you notify me in writing within the thirty (30) day period that the debt, or any portion thereof, is disputed, I will obtain verification of the debt or, if applicable, a copy of the judgment against you, and a copy of the verification or judgment will be mailed to you by this office.
3. Upon your written request within the thirty (30) day period, I will provide you with the name and address of the original creditor, if different from the current creditor.