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2003-03-10 14:25:47
Cook County Recorder 32.00

P1460.001 JCV 03/07/03 3d

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



HAWTHORNE)
APARTMENT)
CONDOMINIUM)
ASSOCIATION, an Illinois)
not-for-profit corporation)

Plaintiff,

v.

BYNESSA ALEXANDER and)
GERALDINE DANTZLER)
1139 LEVITT, UNIT 307)
Flossmoor, Illinois 60422)

COCK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

Defendant.

NOTICE AND CLAIM FOR LIEN FOR \$1,400.60

KNOW ALL MEN BY THESE PRESENTS, that **HAWTHORNE APARTMENT CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium (hereinafter "Declaration") for the HAWTHORNE APARTMENT CONDOMINIUM which Declaration was recorded with the Office of the Cook County Recorder of Deeds on February 13, 1974 as Document Number 22628042, as amended based on the provisions dealing with the unit owners' obligation to pay common expenses and other

This Instrument Prepared By:

***John C. Voorn
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street
Orland Park, Illinois 60467
(708) 403-5050
Firm ID No.: 80407
Return to Box: 330 JCV***



charges to the Association, as set forth in Article VI of the Declaration, against *BYNESSA*

ALEXANDER and GERALDINE DANTZLER upon the property described herein below:

Unit 307 in Flossmoor Apartment Condominiums Association as delineated on a survey of the following described real estate:

A resubdivision of Lots 1 through 8 inclusive in the resubdivision of the South 300 feet of Lot 1 (a resubdivision of the South 300 feet of Lot 1 in Block 2 in Wells and Nellegan's Subdivision of the North 17 ½ acres West of the Illinois Central Railroad in the Northeast one-quarter of Section 12, Township 35 North, Range 13 according to the Plat of Subdivision recorded November 15, 1957 as Document 17065967, which survey is attached as Exhibit "A" to Declaration of Condominium recorded February 13, 1974 as Document Number 22628042, as amended by document recorded February 26, 1974 as Document Number 22699249 together with its undivided percentage interest in the common element.

PIN: 31-12-202-064-1037

ADDRESS: 1139 Levitt, Unit 307
Flossmoor, Illinois 60422

The above-described property is subject to the Declaration which establishes a plan for condominium ownership of the property commonly referred to as the Hawthorne Apartment Condominium Association.

The Declaration 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 charges imposed pursuant thereto, if said charges become delinquent.


That the balance of common expense assessments, due, unpaid and owing pursuant to the aforesaid Declaration, to include late charges as of March 7, 2003 is \$1,120.60. Each month assessment is currently \$242.76 and if not paid by the 15th of the month, a \$50.00 late charge is assessed.

In addition, there is due and owing attorneys' fees and costs attributable to the Hawthorne Apartment Condominium Associations' collection action against the above-named owner amounting to \$280.00 for a total due and owing of \$1,400.60 from the aforesaid owner.

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

Dated: March 7th 2003

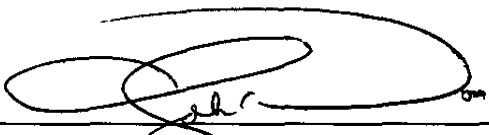
HAWTHORNE APARTMENT CONDOMINIUM ASSOCIATION

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

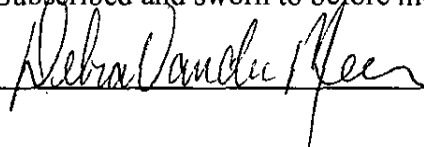
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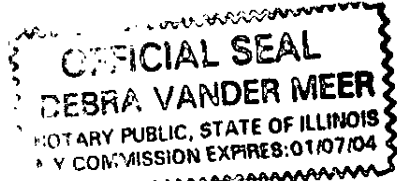
ACKNOWLEDGMENT

John C. Voorn being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the **HAWTHORNE APARTMENT 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 **HAWTHORNE APARTMENT 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 7th day of March 2003.





Notary Public
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 7th day of March 2003, she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNERS:

MORTGAGEE:

BYNESSA ALEXANDER
1139 Levitt, Unit 307
Flossmoor, Illinois 60422

IRWIN MORTGAGE CORPORATION
4845 West 167th Street
Oak Forest, Illinois 60452

GERALDINE DANTZLER
1139 Levitt, Unit 307
Flossmoor, Illinois 60422

Service is made on the above by depositing said counterpart by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on March 7th 2003.

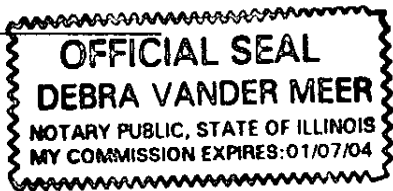
Kathleen M. Lis

Kathleen M. Lis

Subscribed and sworn to before me this 7th day of March 2003.

Debra Vander Meer

Notary Public



Copy by Regular Mail:
Managing Agent:
S. P. Management, Inc.
16238 Prince Drive
South Holland, Illinois 60473-3235

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.

N:\Word\VOORN\hawthorne dantzler notice and lien

Property of Cook County Clerk's Office