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P2327.001 JCV 04/28/05 4th



Doc#: 0511908217
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/29/2005 02:35 PM Pg: 1 of 4

WOODS OF GOLF VIEW)
CONDOMINIUM ASSOCIATION,)
an IL not-for-profit corporation)
Plaintiff,)
v.)
JAMES F. GRAY)
7841 West 157th Street, Unit 305)
Orland Park, Illinois 60462)
Defendant.)

**NOTICE AND CLAIM FOR LIEN FOR \$1,264.50
WHICH UPDATES AND SUPERCEDES
NOTICE AND CLAIM RECORDED AS DOCUMENT # 0421819003**

4

KNOW ALL MEN BY THESE PRESENTS that the WOODS OF GOLF VIEW CONDOMINIUM ASSOCIATION an Illinois not-for-profit corporation has and claims a lien pursuant to the Declaration of Condominium (hereinafter referred to as "Declaration") for the WOODS OF GOLF VIEW CONDOMINIUM which Declaration was recorded with the Cook County Recorder of Deed's Office on July 6, 1998 as Document Number 98577330, and which was amended by the First Amendment recorded October 12, 1999 as Document Number 99958689 relative to failure to pay common expenses and other charges against **JAMES F. GRAY** upon the property described herein as follows:

Unit 7841-305 in Woods of Golf View Condominium as delineated on a survey of the following described parcel of real estate:

Certain lots in the Third Addition to Orland Golf View Unit 14 Subdivision being a subdivision of part of the West 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 12, East of the Third

This Document Prepared by:
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
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Principal Meridian which survey is attached as Exhibit "A" to the Declaration of Condominium recorded with the Cook County Recorder of Deeds on July 6, 1998 as Document 98574380, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Address: 7841 West 157th Street, Unit 305
Orland Park, Illinois 60462

PINs: 27-13-316-008-1045

The above-described property is subject to the Declaration which establishes a plan for condominium ownership of the property commonly referred to as Woods of Golf View Condominium. The Declaration, Article XVI and 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 pursuant thereto if such charges become delinquent.

That the balance of common expense assessments and other monetary charges, including late fees due and owing the Association as of April 26, 2005 total \$412.08.

In addition, there is due and owing attorneys' fees and costs as of April 27, 2005 attributable to the Association's collection action against the owner, **JAMES F. GRAY** in the amount of \$852.42 for a total due and owing of \$1,264.50 from the aforesaid owner.

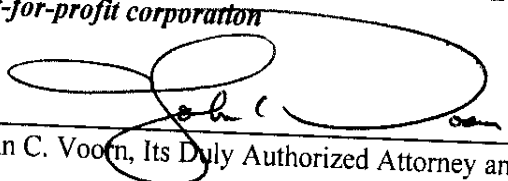
The Federal Fair Debt Collection Practices Act Notice is attached hereto and made a part hereof.

THIS NOTICE & CLAIM FOR LIEN INCORPORATES AND SUPERCEDES THE AMOUNT SET FORTH IN NOTICE & CLAIM FOR LIEN RECORDED AUGUST 5, 2004 AS DOCUMENT # 0421819003.

Dated: April 28, 2005

**WOODS OF GOLF VIEW CONDOMINIUM ASSOCIATION, an
Illinois not-for-profit corporation**

By:

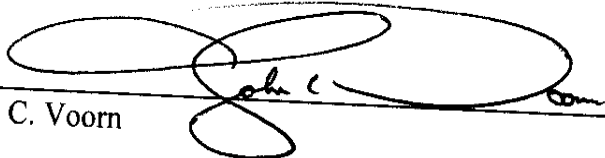

John C. Voorn, Its Duly Authorized Attorney and Agent

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

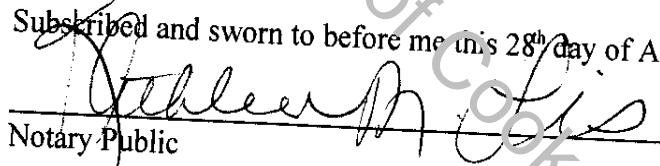
ACKNOWLEDGMENT

John C. Voorn being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the WOODS OF GOLF VIEW 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 WOODS OF GOLF VIEW 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 28th day of April 2005



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 28th day of April 2005, she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:
JAMES F. GRAY
7841 West 157th Street, Unit 305
Orland Park, Illinois 60462

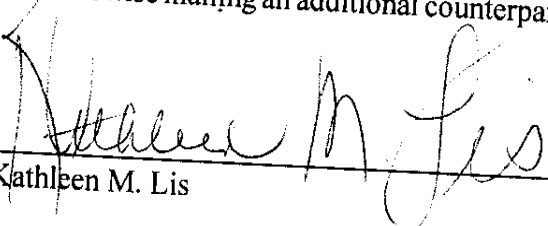
MORTGAGEE:
Allegiance Commercial Bank
8001 West 183rd Street
Tinley Park, Illinois 60477

Copy by Regular Mail:
Managing Agent
Cornerstone Management of Frankfort
7223 West Laraway Road
Frankfort, Illinois 60423

Service was made on the above by depositing said counterpart enclosed in an envelope, at a

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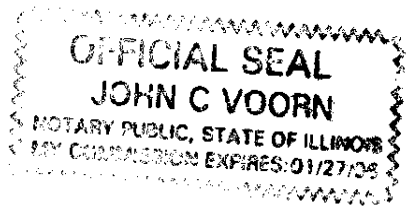
United States mailbox, Village of Orland Park, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on April 28, 2005 before 4:45 p.m.


Kathleen M. Lis

Subscribed and sworn to before me this 28th day of April 2005.



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.

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