

UNOFFICIAL COPY

P1267.001 JCV 07/05/05 2d

ASHBURN SOUND)
OWNERS)
ASSOCIATION, an Illinois)
not for profit corporation)
Plaintiff,)
v.)
CHANG SOOK LEE)
10841 Jillian Road)
Orland Park, IL 60467)
Defendant,



Doc#: 0519246163
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/11/2005 02:25 PM Pg: 1 of 4

NOTICE AND CLAIM FOR LIEN FOR \$2,250.00

KNOW ALL MEN BY THESE PRESENTS that the ASHBURN SOUND OWNERS' ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration for Ashburn Sound (hereinafter "Declaration") which covers the Ashburn Sound single-family residential community located in the Village of Orland Park, Cook County, Illinois which Declaration was recorded with the Cook County Recorder of Deed's Office on April 3, 1992 as Document Number 92228140 and as amended, in particular Articles 6 and 7 providing for the payment of assessments against **Chang Sook Lee** upon the property described herein as follows:

Lot 7 in Ashburn Sound, being a subdivision of part of the West one-half of Section 17, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois

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
Return to Box 330 JCV

UNOFFICIAL COPY

Address: 10841 Jillian Road
Orland Park, Illinois 60462

PIN: 27-17-302-005

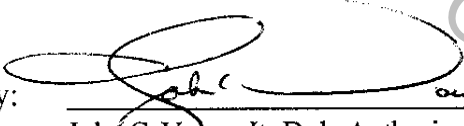
The above-described property is subject to the Declaration which establishes a plan of single-family residential ownership for the property commonly referred to as the Ashburn Sound Development. Declaration Articles 6 and 7 set forth the obligation of owners to pay assessments to the Association and provide for the creation of a lien for assessments and other monetary charges imposed if said assessments and charges become delinquent.

That the balance of assessments due and owing as of July 6, 2005 is \$1,900.00. In addition there is due and owing attorneys' fees and costs attributable to the Ashburn Sound Owners' Association collection action against the owner **Chang Sook Lee** totaling \$350.00 for a total due and owing of \$2,250.00 as of July 6, 2005 from the aforesaid owner.

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

Dated: July 6, 2005

ASHBURN SOUND OWNERS ASSOCIATION, an Illinois not-for-profit corporation

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

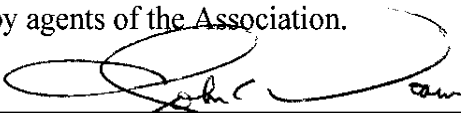
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

John C. Voorn being first duly sworn on oath, deposes and states that he is the duly

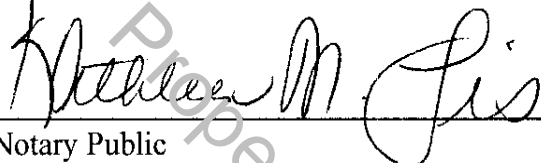
UNOFFICIAL COPY

authorized attorney and agent for the ASHBURN SOUND OWNERS 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 ASHBURN SOUND OWNERS 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 Association.



John C. Vook

Subscribed and sworn to before me this 6th day of July 2005.



Notary Public



AFFIDAVIT OF SERVICE

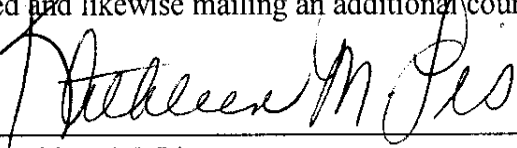
I, Kathleen M. Lis, being first duly sworn on oath deposes and states that she is over twenty-one (21) years of age and that on the 6th day of July 2005, she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:
CHANG SOOK LEE
10841 Jillian Road
Orland Park, Illinois 60462

Mortgagee:
Washington Mutual Bank
400 East Main Street
Stockton, California 95290

Copy by Regular Mail:
Board of Directors
Ms. Jackie Burke
10901 Jillian Road
Orland Park, Illinois 60467

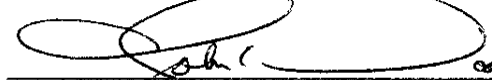
Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, Village of Orland Park, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on July 6, 2005 before 4:45 p.m.



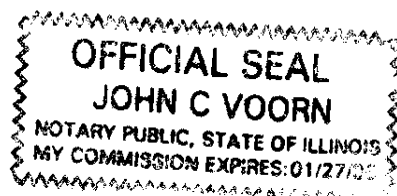
Kathleen M. Lis

UNOFFICIAL COPY

Subscribed and sworn to before me this 6th day of July 2005



Notary Public



**NOTICE REQUIRED BY THE
FEDERAL FAIR DEBT COLLECTION PRACTICES ACT
15 U.S.C. §1692(g)**

1. The amount of debt you owe to Ashburn Sound Owners Association is \$2,250.00 in assessments, late charges, fines, interest and legal fees as of July 6, 2005.

2. The name of the creditor to whom the debt is owed is the Ashburn Sound Owners Association (the "creditor").

3. The debt described in the attached letter will be assumed to be valid by Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd. (the creditor's "law firm") unless you notify the creditor's law firm in writing within thirty (30) days after receipt of this notice that you dispute the validity of this debt, or any portion thereof.

4. If you notify the creditor's law firm in writing within the thirty (30) day period mentioned above that the debt, or any portion thereof, is disputed, the creditor's law firm will obtain verification of the debt and a copy of the verification will be mailed to you by the creditor's lawfirm.

5. NOTHING CONTAINED HEREIN SHALL BE DEEMED TO LIMIT THE CREDITOR'S RIGHT TO PURSUE ANY OF ITS RIGHTS OR REMEDIES AGAINST YOU UNDER THE LAW PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAYS EXPIRATION PERIOD.

6. The creditor seeks to collect a debt and any information obtained will be used for that purpose.

7. The name of the original creditor is set forth in Number 2 above. If the creditor named above is not the original creditor, and if you make a written request to the creditor's attorneys within thirty (30) days from the receipt of this notice, the name and address of the original creditor will be mailed to you by the creditor's lawfirm.

8. Written requests should be addressed to
John C. Voorn, Esq.
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street, Suite 201
Orland Park, Illinois 60467
(708) 403-5050

N:\VOORN\ashburn sound lee notice and claim for lien