

# UNOFFICIAL COPY

06932.001 AJV/cc 09/04/07



Doc#: 0727057020 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2007 08:09 AM Pg: 1 of 5

LAKE LYNWOOD )  
 MARINA HOMES )  
 ASSOCIATION., INC., )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 Ms. Suzanne R. Morris )  
 19711 Crescent Avenue, 2N )  
 Lynwood, IL 60411, )  
 )  
 Defendant. )

## NOTICE AND CLAIM FOR LIEN

**KNOW ALL MEN BY THESE PRESENTS** that the LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC., an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium, (hereinafter "Declaration") for LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC., which Declaration was recorded with the Cook County Registrar of Titles on March 13, 1973 as Document Number 2679775, and was also recorded with the Cook County Recorder of Deeds on that same date as Document Number 22249753, as amended, in particular the provisions dealing with unit owners' obligation to pay common expenses and other monetary obligations to the Association, against **MS. SUZANNE R. MORRIS**, upon the property described herein as follows:

Lot No. 711 in the Lake Lynwood Marina Homes Association, Inc., as delineated on a survey of the following described real estate:

Unit 3 in Lake Lynwood Unit No.4 Marina Condominium No. 1 of Lynwood Unit No. 4, being a subdivision of part of the Northwest 1/4 of Section 7, Township 35 North, Range 15 East of the Third Principal Meridian in Cook County, Illinois, as delineated on a survey of Lot 1, which survey is attached as Exhibit A-1 to the Declaration made by Allied-Presley Company, recorded in the Office of the Recorder of Cook County, Illinois, as document 22525421 dated October 26, 1973 together with its undivided 9.0575 percent interest in said Lot 1 aforesaid (excepting from said Lot 1 all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) all in Cook County, Illinois.

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ADDRESS: 19711 Crescent Avenue, 2N  
Lynwood, Illinois 60411

PIN: 33-07-100-014-1003

The above-described property is subject to the Declaration which establishes a plan of condominium ownership of the property commonly referred to as the Lake Lynwood Marina Homes Association, Inc.

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 monetary obligations imposed pursuant thereto if said charges become delinquent.

That the balance due the Association for Annual Assessments pursuant to the aforesaid Declaration as of February 1, 2007 is **\$1,385.00**.

In addition, there is due and owing attorneys' fees and costs attributable to the Lake Lynwood Marina Homes Association, Inc. collection action against the owner amounting to **\$250.00**, for a total due and owing of **\$1,635.00** from the aforesaid owner.

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

Dated: September 4, 2007

**LAKE LYNWOOD MARINA  
HOMES ASSOCIATION, INC.,  
an Illinois not-for-profit corporation**

By: Angelo J. Vitiritti  
Angelo J. Vitiritti  
Its Duly Authorized Attorney and Agent

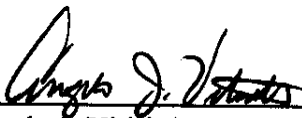
Document Prepared by:  
Angelo J. Vitiritti  
Attorney for Lake Lynwood Marina Homes Association, Inc.  
HISKES, DILLNER, O'DONNELL,  
MAROVICH & LAPP, LTD.  
16231 Wausau Avenue  
South Holland, Illinois 60473  
(708) 333-1234  
Return to Box: 385 AJV

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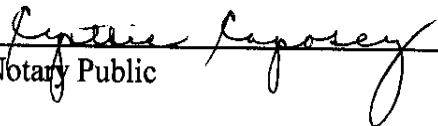
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

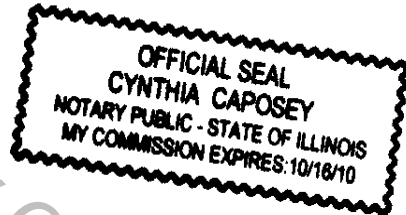
### ACKNOWLEDGMENT

Angelo J. Vitiritti being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC., an Illinois not-for-profit corporation, and that he is empowered to execute the aforesaid Notice and Claim for Lien on behalf of the LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC. 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.

  
\_\_\_\_\_  
Angelo J. Vitiritti

Subscribed and sworn to before me this 4<sup>th</sup> day of September, 2007

  
\_\_\_\_\_  
Notary Public



### AFFIDAVIT OF SERVICE

I, Denise Baumgartner being first duly sworn on oath deposes and states that I am over twenty-one (21) years of age and that on the 4 day of September, 2007, I mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

#### OWNER:

**MS. SUZANNE R. MORRIS**  
19711 Crescent Avenue, 2N  
Lynwood, IL 60411

#### MORTGAGEE:

**CHASE MANHATTAN BANK USA, NA**  
200 White Clay Center Drive  
Newark, DE 19711

**UNOFFICIAL COPY****Copy by Regular Mail:**

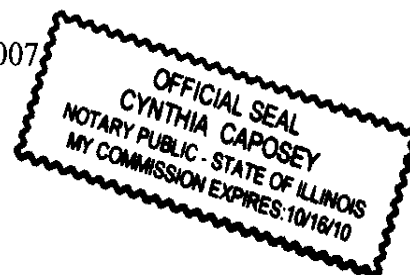
**Board of Directors  
Lake Lynwood Marina Homes Association  
P.O. Box 682  
Lansing, Illinois 60438**

Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, Village of South Holland, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on September 4, 2007 before 5:30 p.m.

*Donna Baumgartner*

Subscribed and sworn to before me this 4 day of September, 2007

*Cynthia Caposey*  
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**

**Notice Required by the Federal Fair Debt Collection Act  
15 USC Section 6092(g)**

1. The amount of debt you owe to Lake Lynwood Marina Homes Association, Inc. is \$1,635.00 in assessments, other monetary charges and legal fees as of February 1, 2007
2. The name of the creditor to whom the debt is owed is the Lake Lynwood Marina Homes Association, Inc (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.

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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 law firm.

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 law firm.

8. Written requests should be addressed to

**Angelo J. Vitiritti  
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.  
16231 Wausau Avenue  
South Holland, Illinois 60473  
(708) 333-1234**

Property of County Clerk's Office