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4529 PRESCOTT AVENUE)
CONDOMINIUM)
ASSOCIATION,)

Plaintiff)

v.)

Theo Georgopoulos)
4529 Prescott Ave Apt#2-w)
Lyons, IL 60534)

Defendant.)

Doc#: 0727848051 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2007 01:29 PM Pg: 1 of 6

NOTICE AND CLAIM FOR LIEN

KNOW ALL MEN BY THESE PRESENTS that the 4529 PRESCOTT AVENUE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium Ownership, (hereinafter "Declaration") for 4529 PRESCOTT AVENUE CONDOMINIUM ASSOCIATION, which Declaration was recorded with the Cook County Registrar of Titles on March 30, 2004 as Document Number 0409029203, as amended, in particular the provisions dealing with unit owners obligation to pay common expenses and other monetary obligations to the Association, against **Theo Georgopoulos**

PROPERTY OF SERVICES, INC. ASSOCIATE CLERK OF COURT
UNIT 2E IN THE 4529 PRESCOTT AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARCEL 1: LOT 3 IN POKAR-STEIGERWALDT RESUBDIVISION OF LOT 29 IN STATE ROAD SUBDIVISION NO. 2 AND PART OF LOT 15 IN RIVERSIDE ACRES, ALL IN THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION AS DOCUMENT 23041578 IN THE OFFICE OF THE RECORDER OF DEEDS ALL IN COOK COUNTY, ILLINOIS. FOR THE BENEFIT OF PARCEL 1 IN COOK IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED MARCH 30, 2004 AS DOCUMENT 0409029203 IN COOK COUNTY, ILLINOIS.

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ADDRESS: 4529 Prescott Avenue, Unit 2E,
Lyons, Illinois 60534

PIN: 18-01-316-057-1003

The above described property is subject to the Declaration which establishes a plan of condominium ownership of the property commonly referred to as the 4529 Prescott Avenue Condominium.

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, by the Association, upon its unit owners, if said charges become delinquent.

That the balance due the Association by the defendant, for assessment dues in arrears, pursuant to the authority set forth in the Declaration is \$ 75.00 as of 5 October 2007.

In addition, there is due and owing attorneys' fees and costs attributable to the 4529 Prescott Avenue Condominium Association collection action against the owner amounting to \$ ~~40.00~~⁵⁰ for total due and owing of \$ ~~115~~^{125.00} from the aforesaid owner.

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

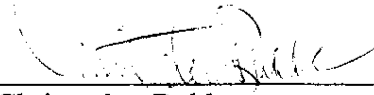
Dated: _____, 20__

4529 PRESCOTT AVENUE CONDOMINIUM
ASSOCIATION, *an Illinois not-for-profit corporation*

By: _____

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Christopher Robles being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the 4529 PRESCOTT AVENUE 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 4529 PRESCOTT AVENUE 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.



Christopher Robles

Subscribed and sworn to before me this 5th day of October, 2007



Notary Public



***This Document Prepared By:
The Board of Managers for
4529 PRESCOTT AVENUE Condominium Association
4529 Prescott Ave, Unit #3E
Lyons, Illinois 60534
(773) 370-4125***

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AFFIDAVIT OF SERVICE

I, _____ being first duly sworn on oath deposes and states that she is over twenty-one (21) years of age and that on the ___ day of _____ 2007 s/he mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:

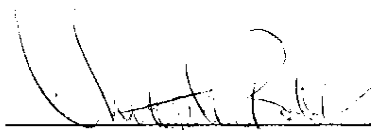
**HSBC MORTGAGE SERVICES, INC.,
ASSIGNEE OF MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.,
HSBC Bank (USA), A Corporation
4529 Prescott Avenue, Unit 2E,
Lyons, Illinois 60534**

Property of Cook County Clerk's Office

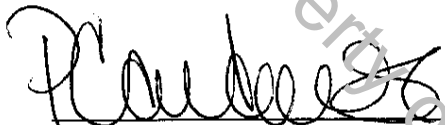
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Copy by Regular Mail
Christopher Robles
c/o 4529 Prescott Condo Association
P.O. Box 506
Lyons, Illinois, 60534-0506

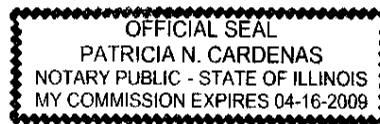
Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, City of Chicago, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on _____, 2007 before 4:45 p.m.



Subscribed and sworn to before me this 5th day of October 2007.



 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 4529 Prescott Avenue Condominium Association is \$ _____ in assessments, other monetary charges and legal fees as of _____, 2007
2. The name of the creditor to whom the debt is owed is the 4529 Prescott Avenue Condominium Association (the "creditor").
3. The debt described in the attached letter will be assumed to be valid by 4529 Prescott Condo Association (the creditor's "Board of Managers") 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.
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.**

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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

The Board of Managers for
4529 Prescott Condo Association
P.O. Box 506
Lyons, Illinois, 60534-0506

Property of Cook County Clerk's Office