

UNOFFICIAL COPY

THE PARK NEWBERRY)
CONDOMINIUM)
ASSOCIATION,)

Plaintiff)

v.)

DENA POWELL)
926 HYDE PARK BLVD UNIT 3,)
Chicago, IL 60615,)

Defendant.)



Doc#: 0732039137 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/16/2007 02:13 PM Pg: 1 of 6

NOTICE AND CLAIM FOR LIEN

KNOW ALL MEN BY THESE PRESENTS that THE PARK NEWBERRY CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium Ownership, (hereinafter "Declaration") for THE PARK NEWBERRY CONDOMINIUM ASSOCIATION, which Declaration was recorded with the Cook County Registrar of Titles on November 28, 2006 as Document Number 0633217164, as amended, in particular the provisions dealing with unit owners obligation to pay common expenses and other monetary obligations to the Association, against DENA POWELL, A Corporation upon the property described herein as follows:

926 HYDE PARK BLVD UNIT 3, IN THE PARK NEWBERRY CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS (EXCEPT THE NORTH 10 FEET OF THE EAST 20 FEET THEREOF) IN WALKER'S SUBDIVISION OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PRESCRIPTIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I OVER THE FOLLOWING DESCRIBED PROPERTY: THE WEST 18.00 FEET OF THE EAST 38.00 FEET OF A PARCEL OF 1. AND LYING SOUTH OF THE NORTH LINE OF LOTS 1 AND 2, WEST OF THE EAST LINE OF LOT 2, NORTH OF THE NORTH LINE OF LOT SAND EAST OF A LINE, AND ITS NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 1, 38.00 FEET WEST OF AND PARALLEL WTH THE EAST LINE OF LOT 2 ALL IN M.M. WALKER'S SUBDIVISION OF LOTS 5,

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6, 7, 8, 9 AND 10 IN BLOCK 8 IN BREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2006 AS DOCUMENT 0633217164 IN COOK COUNTY, ILLINOIS.

ADDRESS: 926 HYDE PARK BLVD UNIT 3,
Chicago, Illinois 60651

PIN: 20-11-114-108-1007
20-11-114-108-1021

The above described property is subject to the Declaration which establishes a plan of condominium ownership of the property commonly referred to as the The Park Newberry 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 \$1545.00 as of October 31, 2007.

In addition, there is due and owing attorneys' fees \$280.00 and administrative costs \$100.00, incurred to THE PARK NEWBERRY CONDOMINIUM ASSOCIATION collection action against the owner amounting to \$380.00 for total due and owing of \$1925.00 from the aforesaid owner.

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

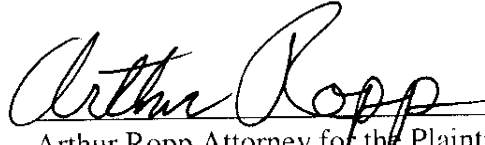
Dated: October 31, 2007

THE PARK NEWBERRY CONDOMINIUM
ASSOCIATION, *an Illinois not-for-profit corporation*


By Arthur Ropp

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Arthur Ropp being first duly sworn on oath deposes and states that he is the duly authorized attorney and agent for THE PARK NEWBERRY 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 PARK NEWBERRY 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.


Arthur Ropp Attorney for the Plaintiff

Subscribed and sworn to before me this 31 day of October, 2007


Notary Public



This Document Prepared By:
Arthur Ropp
Attorney for THE PARK NEWBERRY CONDOMINIUM ASSOCIATION
200 N. Arlington Heights Rd., Suite #421
Arlington Heights, Illinois 60004
(312) 217-7955

Property of Cook County Clerk's Office

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AFFIDAVIT OF SERVICE

I, Samuel Lewis being first duly sworn on oath deposes and states that she is over twenty-one (21) years of age and that on the 31 day of October 2007 she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:

DENA POWELL
926-1 Hyde Park Blvd,
Chicago, Illinois 60651

MORTGAGEE


Option One Mortgage
PO Box 57045
Irvine, CA 92619

Property of Cook County Clerk's Office

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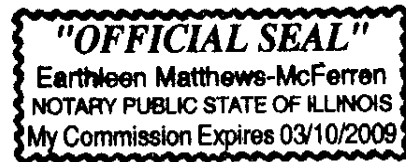
Copy by Regular Mail
Managing Agent
c/o T.H.E. Corporation
2345 W. Winona
Chicago, Illinois 60625

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 October 31, 2007 before 4:45 p.m.



Subscribed and sworn to before me this 31 day of October 2007.

Earthleen Matthews-McFerrer
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 1692(g)

1. The amount of debt you owe to THE PARK NEWBERRY CONDOMINIUM ASSOCIATION is \$1925.00 in assessments, other monetary charges and legal fees as of October 31, 2007.
2. The name of the creditor to whom the debt is owed is THE PARK NEWBERRY CONDOMINIUM ASSOCIATION (the "creditor").
3. The debt described in the attached letter will be assumed to be valid by Arthur Ropp (the creditor's "Attorney") 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

Arthur Ropp
200 N. Arlington Heights Rd., Suite #420
Arlington Heights, Illinois 60004

Property of Cook County Clerk's Office