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P3171.001 jcv/kml 05/13/08 2d



Doc#: 0813516007 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/14/2008 09:31 AM Pg: 1 of 5

TINLEY)
MANOR)
CONDOMINIUMS)
ASSOCIATION,)
an Illinois not-for-profit)
corporation,)

Plaintiff,)

v.)

MB Financial Bank, a/s/t South Holland Trust)
& Savings Bank, a/t/u/t/a dated March 14, 1986)
a/k/a Trust Number 7946; t/a dated December 18,)
1987 a/k/a Trust Number 8807; and t/a dated)
March 31, 1994 a/k/a Trust Number 10944)

Unit at: 6323 West 175th Street Unit 1E)
Tinley Park, Illinois 60477)

Defendant.)

NOTICE AND CLAIM FOR LIEN FOR \$4,437.05

KNOW ALL MEN BY THESE PRESENTS that the TINLEY MANOR CONDOMINIUMS ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for TINLEY MANOR CONDOMINIUMS, which Declaration was recorded with the Cook County Recorder of Deed's Office on September 29, 2005 as Document Number 0527239090 (hereinafter "Declaration") as amended, in particular Article XVI regarding the obligation to pay assessments against MB Financial Bank, a/s/t South Holland Trust & Savings Bank, a/t/u/t/a dated March 14, 1986 a/k/a Trust Number 7946; t/a dated December 18, 1987 a/k/a Trust Number 8807; and t/a dated March 31, 1994 a/k/a Trust Number 10944, 475 East 162nd Street, South Holland, Illinois 60475 upon the property described herein as follows:

This Document Prepared By and Return to:
John C. Voorn
Attorney for Tinley Manor Condominiums Association
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street
Suite 201
Orland Park, Illinois 60467
(708)403-5050

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Legal:

North building Number 6323, Unit 1E in the Tinley Park Manor Condominiums, as delineated on a plat of survey of the following described tract of land:

Lot 3 and the West one-half of Lot 4 in Block 1 in Elmore's Ridgeland Avenue Estates, a subdivision of the West one-half of the Northwest one-quarter and the Northwest one-quarter of the Southwest one-quarter of Section 32, Township 36 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded September 29, 2005 as Document Number 0527239090, as amended from time to time together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

ADDRESS: 6323 West 175th Street, Unit 1E
Tinley Park, Illinois 60477

PIN: 28-32-100-063-1002

The above-described property is subject to the Declaration which establishes a plan of condominium ownership of the property commonly referred to as the Tinley Manor Condominiums and Article XVI provides, *inter alia*, and the Illinois Condominium Property Act 765 ILCS 605/9 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, late fees and other charges due and owing as of May 13, 2008 is \$4,109.55. Each monthly assessment thereafter is currently at the rate of \$148.91 per month. If said assessment is not paid by the sixth (6th) of the month, a \$10.00 late charge is assessed. In addition, there is due and owing attorneys' fees and costs attributable to the Tinley Manor Condominiums Association's collection action against the above-stated owner as of May 13, 2008 totaling \$327.50 making a total due and owing of \$4,437.05 from the aforesaid owner.

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

Dated: May 13, 2008

***TINLEY MANOR CONDOMINIUMS ASSOCIATION, an
Illinois not-for-profit corporation***

By:



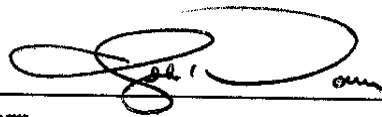
John C. Voorn, Its Duly Authorized Attorney and Agent

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

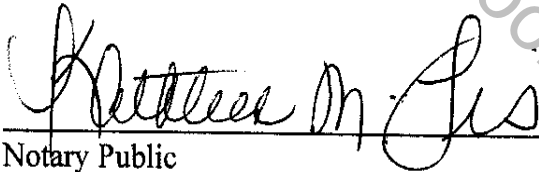
ACKNOWLEDGMENT

John C. Voorn being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the TINLEY MANOR CONDOMINIUMS 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 TINLEY MANOR CONDOMINIUMS 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 13th day of May 2008


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 13th day of May 2008 she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:

MB Financial Bank, a/s/t/t South Holland Trust
& Savings Bank, a/t/u/t/a dated March 14, 1986
a/k/a Trust Number 7946; t/a dated December 18, 1987
a/k/a Trust Number 8807; and t/a dated
March 31, 1994 a/k/a Trust Number 10944
475 East 162nd Street
South Holland, Illinois 60473

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Copy by Regular Mail to the following:

*Ms. Diana McKay
Managing Agent
Executive Property Management
18679 South Dixie Highway
Homewood, Illinois 60430*


*Meadow Brook Homes
800 West 79th Street
Suite 3
Willowbrook, Illinois 60527*

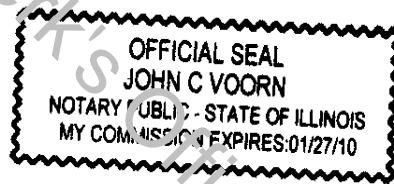
*Gary J. Fernandez, Esq.
1200 Roosevelt Road
Suite 150
Glen Ellyn, Illinois 60137*

Service was made on the above owner 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 May 13, 2008 before 4:45 p.m.


Kathleen M. Lis

Subscribed and sworn to before me this 13th day of May 2008.


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 Tinley Manor Condominiums Association is

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\$4,109.55 in assessments, late charges, fines, other monetary charges and legal fees of \$327.50 as of May 13, 2008 for a total of \$4,437.05.

2. The name of the creditor to whom the debt is owed is the Tinley Manor Condominiums 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.

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

*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\tinley manor mb financial notice and claim for lien