

UNOFFICIAL COPY

4101-07 IOWA
CONDOMINIUM
ASSOCIATION Inc,

Plaintiff

v.

ABEL DURAN
4107 W Iowa St. Unit 3
Chicago, IL. 60651

Defendant.



Doc#: 0813609083 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2008 02:06 PM Pg: 1 of 5

NOTICE AND CLAIM FOR LIEN

KNOW ALL MEN BY THESE PRESENTS that the 4101-07 IOWA CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium Ownership, (hereinafter "Declaration") for 4101-07 IOWA CONDOMINIUM ASSOCIATION, INC., which Declaration was recorded with the Cook County Registrar of Titles on July 8, 2005 as Document Number 0518939059, as amended, in particular the provisions dealing with unit owners obligation to pay common expenses and other monetary obligations to the Association, against ABEL DURAN, upon the property described herein as follows:

UNIT 4107-3 IN 4101-07 W. IOWA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 80 IN FREDERICK H. BARTLETT'S CHICAGO AVENUE ALLOTMENT, BEING A SUBDIVISION OF BLOCKS 3 AND 4 IN RESUBDIVISION OF BLOCKS 5 AND 6 IN THE FOSTER SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0518939039; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0518939059.

ADDRESS: 4107 W Iowa St. Unit 3
Chicago, IL. 60651

PIN: 16-03-429-045-1009

The above described property is subject to the Declaration which establishes a plan of condominium ownership of the property commonly referred to as the 4101-07 W Iowa Condominium Association, Inc.

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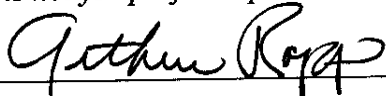
The Declaration along with the Illinois Condominium Property Act, 765 ILCS 605/9 provides for the creation of a lien for the common expense assessments and other monetary obligations imposed pursuant thereto, by the Association, upon its unit owners, if said charges become delinquent. That the amount due and owing to the Plaintiff by the Defendant is as follows:

1. Five Hundred Thirty Four Dollars (\$534.00) which represents Defendant's portion of the year 2006 tax assessment levied against the Condominium Complex plus;
2. That pursuant to the Declaration and By-Laws of The Association, the REGULAR ASSESSMENT fees are ONE HUNDRED TWENTY FIVE DOLLARS (\$125.00) per month for Unit 3 and the late fee charge is TWENTY FIVE DOLLARS (\$35.00) per Unit for each late monthly payment. That said REGULAR ASSESSMENT became effective on 17 August, 2006.
3. Assessment dues are eighteen (18) months in arrears in the amount of Two Thousand Two Hundred Fifty Dollars (\$2,250.00);
4. The total amount of late fees due and owing is One Thousand Five Hundred Five Dollars (\$1,505.00); regular assessments for eighteen (18) months at Thirty Five Dollars (\$35.00) per month and Thirty Five Dollars a month (\$35.00) for twenty five (25) months for tax assessments;
5. One Thousand Five Hundred Dollar fine (\$1,500.00) for not having Home Owners Insurance on record;
6. Two Thousand Dollar (\$2,000.00) assessed in User Fees;
7. Two Thousand Seven Hundred Eighty Dollars (\$2,780.00) incurred in collection, filing and administration fees;
8. Four Hundred Twenty Dollars (\$420.00) in admin costs attributable to the 4101-07 IOWA CONDOMINIUM ASSOCIATION, INC. in collection action against the Defendant;
9. Pursuant to the authority set forth in the Declaration there is an eighteen percent (18%) interest per annum, of One Thousand Nine Hundred Seventy Eight Dollars and Two cents (\$1,978.02);
10. Assessments for the remainder of the year are due and owing of One Thousand Dollars (\$1,000.00);
11. Total amount due and owing to the 4101-07 IOWA CONDOMINIUM ASSOCIATION, INC. of Thirteen Thousand Nine Hundred Sixty Seven Dollars and Two cents (\$13,962.02) as of April 25, 2008.

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

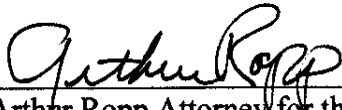
Dated: April 25, 2008

4101-07 IOWA CONDOMINIUM ASSOCIATION, INC., *an Illinois not-for-profit corporation*

By: 

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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 4101-07 IOWA CONDOMINIUM 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 4101-07 IOWA CONDOMINIUM 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.


Arthur Ropp Attorney for the Plaintiff

Subscribed and sworn to before me this 25 day of April, 2008


Notary Public



This Document Prepared By:
Arthur Ropp
Attorney for 4101-07 IOWA CONDOMINIUM ASSOCIATION, INC.
2345 W Winona
Chicago Il 60625
(312) 217-7955

Property of Cook County Clerk's Office

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AFFIDAVIT OF SERVICE

I, Andreen Sherry being first duly sworn on oath deposes and states that she is over twenty-one (21) years of age and that on the 22 day of April, 2008 she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:

ABEL DURAN
4107 W Iowa St. Unit 3
Chicago, IL. 60651

MORTGAGEE

Countrywide Financial Corporation
SV-314 B
PO Box 5170
Simi Vallay CA 93062-5170

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 April 22, 2008 before 4:45 p.m.

Andreen Sherry

Subscribed and sworn to before me this 25 day of April 2008.

[Signature]
Notary Public



UNOFFICIAL COPY
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 4101-07 IOWA CONDOMINIUM ASSOCIATION, INC. is Thirteen Thousand Nine Hundred Sixty Seven Dollars and Two cents (\$13,962.02) in assessments, other monetary charges and legal fees as of April 22, 2008.
2. The name of the creditor to whom the debt is owed is the 4101-07 IOWA CONDOMINIUM ASSOCIATION, INC. (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.**
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
2345 W Winona
Chicago Il 60625