

# UNOFFICIAL COPY



Doc#: 0832429058 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/19/2008 03:58 PM Pg: 1 of 3

## NOTICE OF CONDOMINIUM LIEN FOR ASSESSMENTS DUE

After recording return to:  
John F. Mahoney  
Lawrence Kamin Saunders & Uhlenhop, LLC  
300 S. Wacker Drive, Suite 500  
Chicago, IL 60606

To:

### OWNER:

Bernier-Ryan Enterprises, LLC  
15327 South 70<sup>th</sup> Court  
Orland Park, Illinois 60462  
Via certified mail

### ADDITIONAL LIENHOLDER:

Alliance Systems, Inc.  
7940 S. Madison  
Burr Ridge, Illinois 60527  
Via certified mail

Copies to: (via First Class mail)

Marc J. Blumenthal  
Registered Agent for Owner and Lessor  
355 W. Dundee Road, Ste. 200  
Buffalo Grove, Illinois 60089

### LESSOR:

Clearview Electric and Communications, Inc.  
15327 South 70<sup>th</sup> Court  
Orland Park, Illinois 60462  
Via certified mail

### MORTGAGEE:

JPMorgan Chase Bank, N.A.  
1 Bank One Plaza Business  
Banking LPO  
One Bank One Plaza  
Chicago, Illinois 60670  
Via certified mail

15311-29 SOUTH 70TH COURT CONDOMINIUM ASSOCIATION, having an address at 115311 South 70th Court, Orland Park, IL 60462, notifies you that it has a lien under the Condominium Property Act (765 ILCS 605/9(g)(1)) against:

Unit number 7, in 15311-29 S. 70<sup>th</sup> Court Condominium as delineated on a survey of the following described real estate: lots 5 and 6 in Harlem Avenue business center subdivision of part of the northwest  $\frac{1}{4}$  of section 18, township 36 north, range 13, east of the third principal meridian, in Cook County, Illinois; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document number 90073687 together with its undivided percentage interest in common elements.

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Permanent Index Number: 28-18-100-050-1007

Commonly Known As: 15327 S. 70<sup>th</sup> Court, Orland Park, Illinois 60462.

for the total amount of past due assessments, fees and costs as of the date of this notice of \$3,856.29 together with interest on the past due unpaid expenses accruing as of the date of this notice and consisting of:

## (a) Common expenses:

Water through October 2008	\$283.66
One-half 2008 annual assessment	534.26
Property tax reduction bill	846.10
2009 annual assessment	1,068.52
Share of appraisal fee	<u>300.00</u>
Total due:	\$ 3,032.54

(b) Interest on the unpaid common expenses at the rate of 5% per year which amount to \$151.23 per year and is calculated as follows:  $\$3,032.54 \times 5\% = \$151.23$  per year;  $\$151.23 / 365 = \$0.41$  per day.

(c) reasonable legal costs and reasonable expenses in the amount of \$823.75 incurred by the 15311-29 South 70th Court Condominium Association in connection with the collection or attempted collection of the amounts described in clauses (a) and (b). The amount claimed under clause (c) consists of: \$750 in attorney's fees plus \$73.75 in costs.

If the total amount of **\$3,856.29**, together with interest on the unpaid common expenses at \$.41 per day from the date of this notice to the date of payment, is not paid by December 19, 2009, 15311-29 South 70th Court Condominium Association will take further legal action to enforce its lien against the unit and you will incur additional amounts, including additional attorney's fees and court costs, that will be secured by the lien. This lien may be enforced in the same manner as a mortgage.

Dated this 19<sup>th</sup> day of NOVEMBER, 2008.

15311-29 SOUTH 70TH COURT  
CONDOMINIUM ASSOCIATION

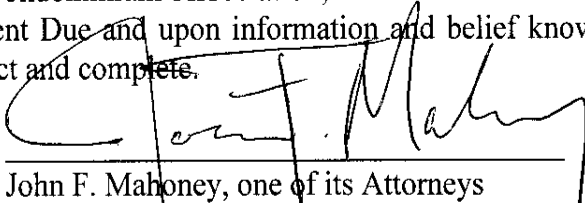
By: 

John F. Mahoney, one of its attorneys

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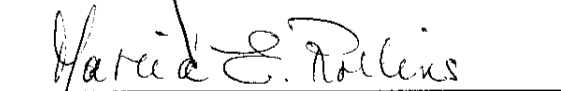
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The affiant, John F. Mahoney, being first duly sworn on oath, deposes and says that he is an attorney for 15311-29 South 70th Court Condominium Association, and that he has read this Notice of Condominium Lien for Assessment Due and upon information and belief knows the statements contained herein to be true, correct and complete.



John F. Mahoney, one of its Attorneys

Subscribed and sworn to before me this 19<sup>th</sup> day of November, 2008.

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



Property of Cook County Clerk's Office