

UNOFFICIAL COPY

TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 28-31-401-076-1076

Which property is commonly known as 18206 Rita Road, Unit 1D, Tinley Park, Illinois 60477.

2. That said property is subject to a Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants recorded as Document No. 92356786 in the Office of the Recorder of Deeds of Cook County, Illinois, which Declaration creates easements, restrictions and covenants on the said unit.

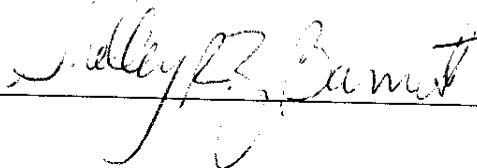
3. Article 10.02 of said Declaration provides for enforcement rights in the Board of Managers regarding violations of governing documents; it further provides that all expenses of the Board incurred in enforcement, including reasonable attorneys' fees and court costs, are added to and deemed part of [the owner's] respective share of the Common Expenses, and the Board shall have a lien for all of the same upon the Unit Ownership" That Article 10.02 of said Declaration further provide that the "failure [of] a Unit Owner to pay his percentage share of Common Expenses" results in a lien in favor of the Board on the owner's interest in his unit ownership.

4. Section 9 of the Act provides that unpaid common expenses, the amount of any unpaid fines when due, together with any interest, late charges, reasonable attorneys' fees incurred in enforcing the covenants of the condominium instruments, rules and regulations of the Board of Managers, or any applicable statute or ordinance, and costs of collections shall constitute a lien on the interest of the Unit Owner in the property in favor of the Board of Managers of the Association. Section 9.2(b) of the Act similarly provides that attorneys' fees incurred by the Board "arising out of a default" by the owner . . . shall be added to, and deemed a part of, his respective share of the common expense."

5. That the Board of Managers of the Association has determined that there is due, unpaid and owing to the Claimant, after allowing all credits, as of December 1, 2008, the sum of Seven Thousand Forty-Five and 29/100 (\$7,045.29) for which, with interest, costs and reasonable attorneys' fees, plus such common expenses and other charges that may come due thereafter, the Claimant claims a lien on said land and improvements.

Dated: 12/22/08

BOARD OF MANAGERS OF HAMILTON HILLS CONDOMINIUM ASSOCIATION

By: 

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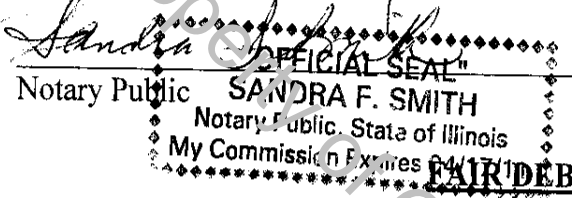
VERIFICATION

The undersigned, being first duly sworn on oath, deposes and states that she is an authorized representative of Board of Managers of Hamilton Hills Condominium Association, that she has read the above and foregoing Notice of Claim for Lien; and that the statements therein are true and correct.



Shelley R.Z. Barnett

SUBSCRIBED and SWORN to before me
this 11 day of January, 2009.


Notary Public **SANDRA F. SMITH**
Notary Public, State of Illinois
My Commission Expires 04/7/11
FAIR DEBT NOTICE

Unless you dispute the validity of the debt or any portion of the debt within thirty (30) days after receipt of this notice, I will assume that the debt is valid. If you notify me in writing within the thirty-day period that the debt, or any portion thereof, is disputed, I will obtain and mail to you a copy of a verification of the debt or a copy of a judgment against you. Further, upon your written request within the thirty-day period, I will provide you with the name and address of the original creditor, if different from the current creditor.

PLEASE TAKE NOTICE that the purpose of this communication is to collect a debt. All communications I have with you, and all information you provide to me, will be used for that purpose.

PREPARED BY/MAIL TO:

Shelley R.Z. Barnett
Attorney for Claimant
40 DuPage Court, Suite 306
Elgin, Illinois 60120
(847) 931-2436