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This Document Prepared By and After Recording Return To:

Aris Hantgos ConopCo. Realty & Development, Inc. 5407 Trillium Blvd., Suite 250 Hoffman Estates, Illinois 60192 Doc#: 0923649000 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 08/24/2009 11:16 AM Pg: 1 of 4

#### **NOTICE AND CLAIM FOR LIEN**

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

The undersigned (the "Claimant") Prairie Stone Property Owners Association of 5407 Trillium Boulevard, Hoffman Estates, Illinois 60132, County of Cook, hereby claims a lien pursuant to the Sears Business Park Declaration of Protective Covenants dated March 7, 1991 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 31105432 (as such declaration may have been and may be amended or supplemented from time to time, the "Declaration") against **UG Prairie Stone**, **LP**, 201 Spear Street, San Francisco, California 94105 (the "Owner") regarding property of approximately 7.80 Acres commonly known as Prairie Stone Crossing, 4600 W. Hoffman Blvd., Hoffman Estates, Illinois 60192, Cook County, Illinois, and states as follows:

- 1. The Owner holds title to that certain real property in the County of Cook, State of Illinois, legally described on Exhibit A attached hereto and made a part hereof (the "Property"). The Property is approximately 7.80 acres community known as Prairie Stone Crossing, 4600 W. Hoffman Blvd., Hoffman Estates, Illinois 50192, County of Cook and has Permanent Real Estate Index No. 01-33-303-008.
- 2. Pursuant to Article IV of the Declaration, the Owner is required to pay assessments to the Claimant. On March 2, 2009, the Claimant billed the Owner \$3,256.22 for 2009 1<sup>st</sup> Quarter Dues (Invoice #198). However, the Owner did receive from the Claimant a credit of \$1,756.66 for the overpayment of 2008 Common Area Maintenance Charges (Credit Memo # 231). Accordingly, the amount owed by the Owner to the Claimant was reduced to \$1,499.56. This amount is still owed by the Owner to the Claimant.
- 3. On April 8, 2009, the Claimant billed the Owner \$3,256.22 for 2009 2<sup>nd</sup> Quarter Dues (Invoice #266). This amount is still owed by the Owner to the Claimant.

\* THE TOTAL AMOUNT OF THIS LIEN IS \$5,149.20.

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- 4. According to Article IV, Section 6 of the Declaration, quarterly installments of assessments are due in advance on the first day of the first month of each quarter and are delinquent if they remain unpaid for thirty days after due.
- 5. According to Article IV, Section 8 of the Declaration, unpaid assessments bear interest from their due date at eighteen percent (18%) per annum or the maximum legal rate of interest then prevailing, whichever is less. On July 21, 2009, the Claimant billed the Owner \$393.42 in interest charges on unpaid assessments. This amount is still owed by the Owner to the Claimant.
- f. This lien shall cover, in addition to any unpaid assessment and interest charges thereon, any and all collection costs incurred by the Claimant, whether judicial or non-judicial, and including, but not limited to, reasonable attorney fees and costs of legal suit. The amount of the unpaid assessment covered by this lien shall increase each quarter if the Owner continues to refuse to pay the installments due Claimant.
- 7. Therefore the total amount still owed by the Owner to the Claimant for this lien only equals \$5,145.20.

IN WITNESS WHEREOF Pra	airie Stone Prope	rty Owners Asso	çiation þas	caused this
Notice and Claim for Lien to be exec	ατed as of the <u>1</u> 7	day of	tugust	, 2009.

Prairie 3:pne Property Owners Association

Name: William

Title: Vice - President

Office

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STATE OF ILLINOIS ) SS.
COUNTY OF COOK )
The Affiant, William Concept S, being first duly sworn, on oath deposes and says that he is Vice President of Prairie Stone Property Owners Association (the "Claimant"), that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant's knowledge.
By:
By: Name: William Conopertis
Subscribed and Sworn to before me, this <u>Al</u> day of <u>August</u> , 2009.
Modulin CLibur.
Notary Public  Notary Public  Libricz
Type or Print Name
My commission expires: [seal]
7/17/13
OFFICIAL STAL  JACQUELINE CLEAR  NOTIFY PUBLIC - STATE GY PLAYSIS

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#### Exhibit A

### **Legal Description**

LOT 6A IN FINAL PLAT OF RESUBDIVISION OF LOTS 5 AND 6 IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTIONS 32 AND 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 2001 AS DOCUMENT NUMBER 0010323867, IN COOK COUNTY, ILLINOIS

