

# UNOFFICIAL COPY

1100 N. LAWNDAL  
CONDOMINIUM  
ASSOCIATION,

Plaintiff

v.

SILVA MARCOS F N  
1100 W. Lawndale Ave. Unit #3  
Chicago, IL 60615  
&  
ARMANDO MORENO  
2042 W. Chicago Ave.  
Chicago, IL 60622

Defendant.



Doc#: 1003631133 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2010 03:40 PM Pg: 1 of 5

## NOTICE AND CLAIM FOR LIEN

KNOW ALL MEN BY THESE PRESENTS that the 1100 N. LAWNDAL  
CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien  
pursuant to the Declaration of Condominium Ownership, (hereinafter "Declaration") for 1100 N.  
LAWNDAL CONDOMINIUM ASSOCIATION, which Declaration was recorded with the  
Cook County Registrar of Titles on August 23, 2006 as Document Number 0623510030, as  
amended, in particular the provisions dealing with unit owners obligation to pay common  
expenses and other monetary obligations to the Association against SILVA MARCOS F N,  
upon the property described herein as follows:

Unit No. 3, in 1100 N. Lawndale Condominium, as delineated on a plat of survey of the  
following described tract of real estate:

LOT 30 IN BLOCK 3 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4  
OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE  
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS., which plat of survey is attached as Exhibit "A" to the declaration of  
condominium ownership recorded August 23, 2006, as document no. 0623510030,  
as amended from time to time, together with its undivided percentage interest in the  
common elements, all in Cook County, Illinois:

TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST  
APPURTENANT TO THE UNITS AS SET FORTH IN THE DECLARATION  
OF CONDOMINIUM RECORDED AUGUST 23, 2006 AS DOCUMENT  
0623510030 IN COOK COUNTY, ILLINOIS.

ADDRESS: 1100 W. Lawndale Ave. Unit #3  
Chicago, IL. 60615

PIN: 16-02-305-043-1004

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The above described property is subject to the Declaration which establishes a plan of condominium ownership of the property commonly referred to as the 1100 N. Lawndale Condominium.

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 balance due the Association by the defendant, for assessment dues in arrears, pursuant to the authority set forth in the Declaration is \$17,480.67 as of January 06, 2010 (*See breakdown below*).

		<b>Subtotals</b>
<b>Unit:</b>	3	
<b>Name of unit owner:</b>	Silva Marcos, Litton Loan Services And Armando Moreno	
Months unpaid	15	
Special Assessment		
Spec Assess # Months Late	0	
Assessments/month (incl. parking)	\$ 111.36	\$ 1,670.40
Late fee	\$ 35.00	\$ 525.00
Fines for violation levied on 22 Sept 09 ( <i>See meeting minutes</i> )		\$ 9,690.00
Owed in assessments		\$ 11,885.40
Fine for No Insurance on Record (over 60 Days )	\$ 750.00	
Collection and Admin Fees	\$ 1,030.00	
Filing Expenses and Fees	\$ 420.00	
<b>Sub total Owed</b>		<b>\$ 14,135.40</b>
Interest	15%	\$ 2,120.31
Accelerated Assessment (December 2010)		\$ 1,224.96
<b>Total Amount Owed</b>		<b>\$ 17,480.67</b>

In addition, there is due and owing attorneys' fees attributable to the 1100 N. Lawndale Condominium Association collection action against the owner amounting to \$480.00 plus cost for total due and owing of \$17,960.67 plus cost from the aforesaid owner.

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

hereof.

Dated: January 6, 2010


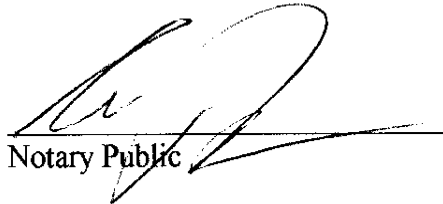
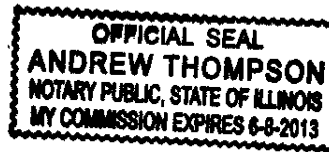
1100 N. LAWNSDALE CONDOMINIUM  
ASSOCIATION, an Illinois not-for-profit corporationBy: 

Timothy Krueger, Managing Agent

Samuel Lewis

Samuel Lewis

~~Timothy Krueger~~ being first duly sworn on oath, deposes and states that he is the duly authorized managing agent for the 1100 N. LAWNSDALE CONDOMINIUM 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 1100 N. LAWNSDALE CONDOMINIUM 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.

  
 Timothy Krueger Managing Agent for Association  
 Samuel Lewis
Subscribed and sworn to before me this 6<sup>th</sup> day of January, 2010
  
 Notary Public
***This Document Prepared By:******Arthur Ropp******Attorney for 1100 N. Lawndale Condominium Association******200 N. Arlington Heights Rd., Suite #420******Arlington Heights, Illinois 60004******(312) 217-7955***

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## AFFIDAVIT OF SERVICE

*Samuel Lewis*

I, ~~Timothy Krueger~~ being first duly sworn on oath deposes and states that he is over twenty-one (21) years of age and that on the 6th day of January 2010 he mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

### OWNER(S):

**SILVA MARCOS F N**  
**1100 W. Lawndale Ave. Unit #3**  
**Chicago, Illinois 60617**  
 &  
**ARMANDO MORENO**  
**2042 W. Chicago Ave.**  
**Chicago, Illinois 60622**

### MORTGAGEE:

**CHASE HOME FINANCE,**  
**ATTN: Lien Release or Property Preservation Dept**  
**3415 Vision Dr.**  
**Columbus, OH. 43219**

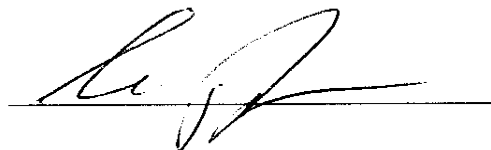
**LITTON LOAN SERVICES**  
**ATTN: Property Preservation Dept.**  
**4828 Loop Central Drive**  
**Houston, TX. 77081**

**Copy by Regular Mail**  
**Managing Agent**  
**c/o T.H.E. Management**  
**2130 W. Belmont Suite B**  
**Chicago, Illinois 60618**

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 January 7, 2010 before 4:45 p.m.



Subscribed and sworn to before me this 6<sup>th</sup> day of January 2010.



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 1100 N. Lawndale Condominium Association is \$17,960.67 in assessments, other monetary charges and legal fees as of January 6, 2010
2. The name of the creditor to whom the debt is owed is the 1100 N. Lawndale Condominium Association (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

T.H.E. Management Inc.  
2130 W. Belmont Ave. Suite B  
Chicago, IL 60618