



Doc#: 1019031001 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/09/2010 09:19 AM Pg: 1 of 4

P2302.001 JCV 05/10/10 2d

BROOK HILLS)
HOMEOWNERS')
ASSOCIATION, an Illinois)
not-for-profit corporation)

Plaintiff,)

v.)
JERIES TADROS)
and MARINA TADROS, his)
wife)
17230 Brushwood Lane)
Orland Park, Illinois 60467)

NOTICE AND CLAIM FOR LIEN FOR \$835.00

KNOW ALL MEN BY THESE PRESENTS that the BROOK HILLS HOMEOWNERS ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Covenants, Conditions and Restrictions for BROOK HILLS which Declaration was recorded with the Cook County Recorder of Deed's Office. Article III of the Declaration sets forth the obligation of the owner to pay assessments to the Association and related charges which are the obligation of *Jeries Tadros and Marina Tadros, his wife* and upon property described herein as follows:

Lot 112 in Brook Hills PUD Unit Two, being a Planned United Development in the South Half of Section 30, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

ADDRESS: 17230 Brushwood Lane
Orland Park, Illinois 60467
PIN: 27-30-302-017

The above-described property is subject to the Declaration which establishes an obligation

This Instrument Prepared By and Return To:
John C. Voorn
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street, Suite 201
Orland Park, Illinois 60467
(708) 403-5050

UNOFFICIAL COPY

to pay assessments to the Association and provides for the creation of a lien when those assessments and other monetary charges and obligations imposed thereto become delinquent. The balance of assessments due and owing the Association as of May 10, 2010 total \$460.00. In addition, there is due and owing attorneys' fees as of May 10, 2010 attributable to the Association's collection action against the owner(s) *Jerjes Tadros and Marina Tadros, his wife* in the amount of \$375.00 for a total due and owing of \$835.00 from the aforesaid owners.

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

Dated: May 10, , 2010

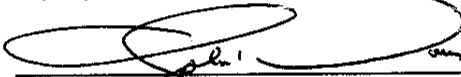
BROOK HILLS HOMEOWNERS' ASSOCIATION, an Illinois not-for-profit corporation

By: 
John C. Voorn, Its Duly Authorized Attorney and Agent


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

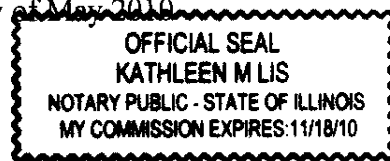
ACKNOWLEDGMENT

John C. Voorn being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the BROOK HILLS HOMEOWNERS' 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 BROOK HILLS HOMEOWNERS' 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.


John C. Voorn

Subscribed and sworn to before me this 10th day of May, 2010


Notary Public



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AFFIDAVIT OF SERVICE

I, Kathleen M. Lis, being first duly sworn on oath deposes and states that she is over twenty-one (21) years of age and that on the 10th day of May 2010, she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNERS:

JERIES TADROS and MARINA TADROS, his Wife
17230 Brushwood Lane
Orland Park, Illinois 60467

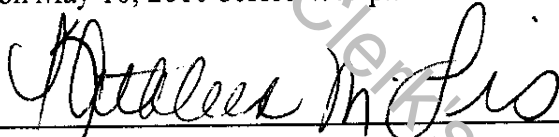
MORTGAGEE:

ATEF SA'D
418 Oberweis Avenue
North Aurora, Illinois 60542

Copy by Regular Mail:

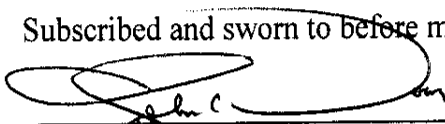
Board of Directors
Brook Hills Homeowners' Association
P. O. Box 287
Mokena, Illinois 60448-0287

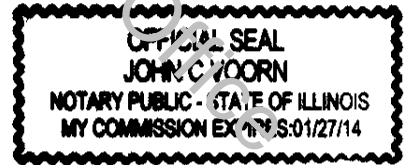
Service was made on the above named owners and mortgagee by depositing said counterpart enclosed in an envelope, at a United States mailbox, Village of Orland Park, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on May 10, 2010 before 4:45 p.m.



Kathleen M. Lis

Subscribed and sworn to before me this 10th day of May 2010.



Notary Public

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

UNOFFICIAL COPY

FEDERAL FAIR DEBT COLLECTION PRACTICES ACT 15 U.S.C. ¶1692(g)

1. The amount of debt you owe to the Brook Hills Homeowners' Association is \$460.00 in assessments and late charges and legal fees of \$375.00 as of May 10, 2010, for a total of \$835.00.
2. The name of the creditor to whom the debt is owed is the Brook Hills Homeowners' Association (the "creditor").
3. The debt described in the attached letter will be assumed to be valid by Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd. (the creditor's "law firm") 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 mentioned above that the debt, or any portion thereof, is disputed, the creditor's law firm will obtain verification of the debt and a copy of the verification will be mailed to you by the creditor's law firm.
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

**John C. Voorn, Esq.
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
10759 West 159th Street, Suite 201
Orland Park, Illinois 60467
(708) 403-5050**

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