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Doc#: 1020349003 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/22/2010 09:46 AM Pg: 1 of 4

This Document Prepared By and
After Recording Return To:

Aris Hantgos
ConopCo. Realty & Development, Inc.
5450 Prairie Stone Parkway, Suite 170
Hoffman Estates, Illinois 60192

NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned (the "Claimant") **Prairie Stone Property Owners Association** of 5450 Prairie Stone Parkway, Hoffman Estates, Illinois 60192, 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 commonly known as Prairie Stone Crossing, 4600 W. Hoffman Blvd., Hoffman Estates, Illinois 60192, County of Cook and has Permanent Real Estate Index No. 01-33-303-008.
2. The Claimant has previously claimed a lien dated August 24, 2009 against the Owner and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0923649000 (as such lien may have been and may be amended or re-recorded from time to time, the "Lien Claim 1"). The Claimant has previously claimed a lien dated December 14, 2009 against the Owner and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0934855003 (as such lien may have been and may be amended or re-recorded from time to time, the "Lien Claim 2").
3. On March 15, 2010, the Claimant billed the Owner \$3,788.22 for 2010 1st Quarter Dues (Invoice #378). This amount is still owed by the Owner to the Claimant.

*The total Amount of this Lien is \$12,771.70

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4. On April 1, 2010, the Claimant billed the Owner \$3,788.22 for 2010 2nd Quarter Dues (Invoice #401). This amount is still owed by the Owner to the Claimant.
5. 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.
6. 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 9, 2010, the Claimant billed the Owner \$1,885.42 in additional interest charges on unpaid assessments. This amount is still owed by the Owner to the Claimant.
7. Filing fee costs charged by the Office of the Recorder of Deeds of Cook County to the Owner and travel costs associated for Lien Claim 2 equals \$68.50. This amount is owed by the Owner to the Claimant.
8. 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. Legal costs owed by the Owner to Claimant to date are \$3,241.34. 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.
9. Therefore, the total amount still owed by the Owner to the Claimant for this lien only equals **\$12,771.70**.

IN WITNESS WHEREOF, Prairie Stone Property Owners Association has caused this Notice and Claim for Lien to be executed as of the 22nd day of July, 2010.

Prairie Stone Property Owners Association

By: Maria L. BEECROFT

Name: MARIA L. BEECROFT

Title: TREASURER

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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

Property of Cook County Clerk's Office