

UNOFFICIAL COPY



Doc#: 1119322080 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2011 03:29 PM Pg: 1 of 3

**NOTICE OF CONDOMINIUM LIEN
FOR ASSESSMENTS DUE**

After recording return to:
John F. Mahoney
Lawrence Kamin Saunders & Uhlenhop, LLC
300 S. Wacker Drive, Suite 500
Chicago, IL 60606

To:

OWNER:
Zayed Aiyash
7124 Pleasantdale Road
Countryside, Illinois 60525
Via Certified Mail

Copies to: (via First Class mail)

Louis Najjar
Registered Agent for Owner
7101 N. Cicero Ave, #203
Lincolnwood, Illinois 60712

15311-29 SOUTH 70TH COURT CONDOMINIUM ASSOCIATION, having an address at 15325 South 70th Court, Orland Park, IL 60462, notifies you that it has a lien under the Condominium Property Act (765 ILCS 605/9(g)(1)) against:

Unit number 6, in 15325 S. 70th Court Condominium as delineated on a survey of the following described real estate: LOTS 5, 8, 6 IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, in Cook County, Illinois; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document number 90073687 together with its undivided percentage interest in common elements.

Permanent Index Number: 28-18-100-050-1006
Commonly Known As: 15325 S. 70th Court, Orland Park, Illinois 60462.

for the total amount of past due assessments, fees and costs as of the date of this notice of \$6,462.81 together with interest on the past due unpaid expenses accruing as of the date of this notice and consisting of:

UNOFFICIAL COPY

(a) Common expenses:

Water through December 2010	\$ 25.05
Assessment for 2010	739.00
Special Assessment to pay bills through end of 2010	576.88
Assessments for year 2011	1,938.62
Broken front Door of Unit (replace glass door)	300.00
Locksmith (key for replaced door)	120.89
Assessments for year 2012	<u>1,938.62</u>
Total due:	\$ 5,639.06

(b) Interest on the unpaid common expenses at the rate of 5% per year which amount to \$281.95 per year and is calculated as follows: $\$5,639.06 \times 5\% = \281.95 per year; $\$281.95 / 365 = \0.77 per day.

(c) reasonable legal costs and reasonable expenses in the amount of \$823.75 incurred by the 15311-29 South 70th Court Condominium Association in connection with the collection or attempted collection of the amounts described in clauses (a) and (b). The amount claimed under clause (c) consists of: \$750 in attorney's fees plus \$73.75 in costs.

Dated this 8th day of July, 2011.

15311-29 SOUTH 70TH COURT
CONDOMINIUM ASSOCIATION

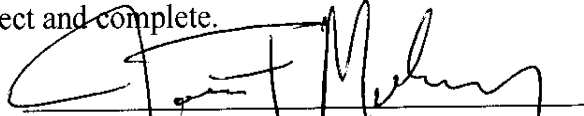
By: _____

John F. Mahoney, one of its attorneys

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The affiant, John F. Mahoney, being first duly sworn on oath, deposes and says that he is an attorneys for 15311-29 South 70th Court Condominium Association, and that he has read this Notice of Condominium Lien for Assessment Due and upon information and belief knows the statements contained herein to be true, correct and complete.



John F. Mahoney, one of its Attorneys

Subscribed and sworn to before me this 8th day of July, 2011.





Notary Public