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Doc#: 1125849074 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2011 01:36 PM Pg: 1 of 5

This Document Prepared By and
After Recording Return To:

Aris Hantgos
ConopCo Realty & Development, Inc.
5448 Prairie Stone Parkway
Hoffman Estates, Illinois 60192

Property of Cook County Clerk's Office

NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned (the "Claimant") **Prairie Stone Property Owners Association** of 5448 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").
 - a. 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").
 - b. The Claimant has previously claimed a lien dated July 22, 2010 against the Owner and recorded in the Office of the Recorder of Deeds of Cook County,

*The Total Amount of this lien is \$ 12,608.45

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Illinois as Document No. 1020349003 (as such lien may have been and may be amended or re-recorded from time to time, the "Lien Claim 3").

- c. The Claimant has previously claimed a lien dated August 19, 2010 against the Owner and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1023149006 (as such lien may have been and may be amended or re-recorded from time to time, the "Lien Claim 4").
 - d. The Claimant has previously claimed a lien dated March 25, 2011 against the Owner and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1108449000 (as such lien may have been and may be amended or re-recorded from time to time, the "Lien Claim 5").
2. On February 25, 2011, the Claimant billed the Owner **\$3,489.56** for 2011 1st Quarter Dues (Invoice #559). This amount is still owed by the Owner to the Claimant.
 4. On April 6, 2011, the Claimant billed the Owner **\$3,489.56** for 2011 2nd Quarter Dues (Invoice # 595). This amount is still owned 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 August 15, 2011 the Claimant billed the Owner **\$3,477.41** 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 5 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 **\$2,083.42**. 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 **\$12,608.45**.

IN WITNESS WHEREOF, Prairie Stone Property Owners Association has caused this Notice and Claim for Lien to be executed as of the 15 day of September, 2011.

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Prairie Stone Property Owners Association

By: Jackie Librice
 Name: JACKIE LIBRICE
 Title: Secretary

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

The Affiant, Jackie Librice, being first duly sworn, on oath deposes and says that he is Secretary 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: Jackie Librice
 Name: JACKIE LIBRICE

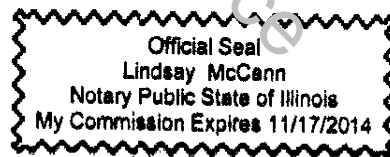
Subscribed and Sworn to before me, this 15 day of September, 2011.

Lindsay McCann
 Notary Public

Lindsay McCann
 Type or Print Name

My commission expires:

[seal]



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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

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UNOFFICIAL COPY**Finance Charge**

Prairie Stone POA

5448 Priarie Stone Parkway
Hoffman Estates, IL 60192

Date	Invoice #
8/15/2011	FC 64

Bill To
UG, Prairie Stone, LP - Lot 24 201 Spear Street Suite 1150 San Francisco, CA 94150 Attn: Ms. Emma Plath

		Terms
Description	Amount	
Finance Charges on Overdue Balance Invoice #290 for 435.56 on 06/29/2009 Invoice #339 for 3,256.22 on 10/05/2009 Invoice #378 for 3,788.22 on 03/15/2010 Invoice #401 for 3,788.22 on 04/01/2010 Invoice #448 for 3,788.22 on 07/01/2010 Invoice #481 for 3,788.22 on 10/01/2010 General Journal #19-POA RCPT for 3,788.22 on 11/23/2010 General Journal #20-POA RCPT for 3,788.22 on 12/27/2010 Invoice #559 for 3,489.56 on 02/25/2011 Invoice #595 for 3,489.56 on 04/06/2011	3,477.41	
Total		\$3,477.41
Payments/Credits		\$0.00
Balance Due		\$3,477.41