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Form #ALF - 543

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Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2011 09:40 AM Pg: 1 of 5

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

**ILLINOIS CONDOMINIUM ACT**  
**LIEN CLAIM PURSUANT TO 765**  
**ILCS 605/9**

(The Above Space For Recorder's Use Only)

To:

Owner: Robert Coleman  
4414 S Vincennes Ave Unit G  
Chicago, IL 60653

Lender: The Georgian Condominium Association  
4414 S Vincennes Ave  
Chicago, IL 60653

**Additional Parties (to be listed on Attached RIDER)(if any)**

The Board of Managers of the Georgian Condominium Association (hereinafter "Association") located at 4414 S Vincennes Ave, (City) Chicago, Illinois, an Illinois not-for-profit organization hereby files its 765 ILCS 605/9 et seq. Lien for Non-Payment of Assessments and Expenses ("Lien") against the Real Estate, as hereinafter described, and against the interest(s) of Robert Coleman (hereinafter referred to as "Owner") at (Address) 4414 S Vincennes, Unit G, (City) Chicago, Illinois; and any person claiming an interest in the Real Estate (as hereinafter described) by, through or under said Owner and, any and all Unknown Claimants and/or Owners.

In furtherance of its Lien, Claimant states as follows:

1. That as of the date of Claimant's contract with Owner, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: Lot 10 in the subdivision of lot 9 in the county clerk's division of un-subdivided lands in the Southeast ¼ of section 3, township 38 North, range 14, East of the third principal meridian

PIN NO: 20 03 407 032 (Unit 2)

COMMONLY KNOWN AS: (Street Address): 4414 S Vincennes Ave Unit G  
Chicago, IL 60653

hereinafter together with all improvements shall be referred to as the "Real Estate"; and

2. That the Association, pursuant to the Illinois Condominium Property Act at 765 ILCS 605/9, upon the direction of the Board of Managers so employed by the Association, has determined that a delinquency exists and persists, and is based upon the Owner's failure and refusal to remit payment for assessments, including interest and late fees due to the Association; and

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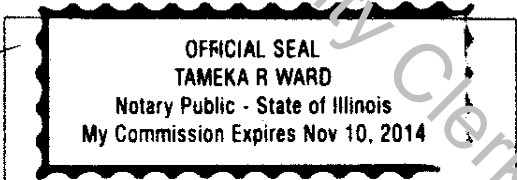
### VERIFICATION

I, Derek Robinson, being first duly sworn on oath, hereby attest that I am the (insert position on Condominium Board) President of (insert name of condominium association) The Georgian Condominium Association and that I have authority to provide this Verification on its behalf, that I have read the above and foregoing Claim for Lien, and that the statements contained therein are true and correct.

**BOARD OF MANAGERS OF THE**  
Georgian  
**CONDOMINIUM ASSOCIATION**

BY: *Derek Robinson*  
(NAME) (TITLE)  
Derek Robinson President

Subscribed and Sworn to  
before me this 19th day  
of September, 2011.  
Tameka R. Ward  
Notary Public



NOTARY SEAL

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3. That after allowing all just credits, the sum of <sup>One Thousand Two-Hundred Twenty</sup> \_\_\_\_\_ Dollars and <sup>zero</sup> \_\_\_\_\_ Cents (\$ 1,220.00 ) is still due and owing the Association and for which with all interest and costs allowed by law which shall continue to accrue at 18% per annum, Claimant claims a lien on said land, leasehold interest, and improvements.

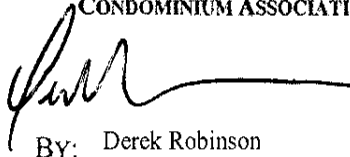
YOU ARE HEREBY FURTHER NOTIFIED that to the extent permitted by law, all waivers of lien heretofore given, if any, by the undersigned Association, in order to induce payment not received, are hereby revoked. Acceptance of payment by Association of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Lien.

Dated: this 19 day of September, 2011.

**BOARD OF MANAGERS OF THE**

Georgian

\_\_\_\_\_  
**CONDOMINIUM ASSOCIATION**



BY: Derek Robinson  
(NAME)

President  
(TITLE)

THIS FORM WAS PREPARED  
IN BLANK BY:  
ALISA M. LEVIN, ESQ.  
T: 312-720-0082  
E: [alisalevin@yahoo.com](mailto:alisalevin@yahoo.com)

**UPON RECORDING, THE RECORDER'S  
OFFICE SHOULD MAIL TO:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**UNOFFICIAL COPY**  
THE GEORGIAN CONDOMINIUM ASSOCIATION  
4414 S Vincennes Ave  
Chicago, IL 60653

August 20, 2011

Robert Coleman  
April Carmichael  
4414 S Vincennes Ave Unit G  
Chicago, IL 60653

Dear Unit G Owners,

This letter is your official notification that your association dues are in default. Monthly dues in the amount of \$100 are due for deposit by the first of every month. Your last payment of \$200 brought your account up to date through April of 2011. You currently owe \$400 for May, June, July, and August of 2011.

Section 8 (a) of the association's declarations states that a 4% late fee may be charged in addition to the principal for any payment more than 30 days past due. Furthermore, it states that once a payment is in default for more than 60 days, all monthly payments for the calendar year in which the default occurs are accelerated and shall become due immediately. Therefore, you must also pay your dues for September through December of 2011, in the amount of \$400, at this time.

Due to a shortfall in account funds, it is necessary for the association to raise additional funds through a \$2,000 special assessment. This matter was discussed on the 8/10/11 association board conference call. The current balance in the account is \$656.67. This amount is not sufficient to meet the expenses of the building and maintain a reasonable reserve for operations (monthly insurance, water, electricity, grass cutting, winter snow removal), contingencies, and replacement of items. For example, the rear parking gates and motors have not been serviced and are in need of maintenance at an estimated cost of \$475. Our failure to maintain the gates could lead to replacement costs in excess of \$3,000, not including installation. There are other urgent maintenance issues including the front intercom systems, locking and closing mechanism for front gates, roof repairs, tree trimming, and painting of rear steps. This assessment is distributed across unit owners consistent with their percentage of ownership in the common areas as follows: Unit G \$420, Unit 1 \$460, Unit 2 \$560, & Unit 3 \$560. Your special assessment is payable in one lump sum or may be paid in three (3) monthly installments, due on the first of the month beginning in September.

Your total amount due to the association is \$1,220, of which \$800 is due immediately. If payment is not been secured by September 15, 2011, a lien may be placed against your property on behalf of the association. You are encouraged to make your payment through one of two methods as other owners will no longer handle payments on your behalf:

- 1) Mail your check payable to the Georgian Condominium Association to the treasurer Franklin Reynolds, 301 Lovell Place Unit 1, Erie, PA 16503-2607
- 2) Directly deposit your payments into the association account at a local bank branch (account information previously provided).

Thank you for your cooperation.

Sincerely,



Derek Robinson, President  
Franklin Reynolds, Treasurer

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THE GEORGIAN CONDOMINIUM ASSOCIATION  
4414 S Vincennes Ave  
Chicago, IL 60653

September 9, 2011

Robert Coleman  
April Carmichael  
4414 S Vincennes Ave Unit G  
Chicago, IL 60653

Dear Robert Coleman /Unit G Owners,

This letter is a reminder that your association dues are in default. Monthly dues in the amount of \$100 are due for deposit by the first of every month. You currently owe \$500 for May, June, July, August, and September of 2011. Since your payment has been in default for more than 60 days, all monthly payments for the remainder of 2012 are due immediately. Therefore, you must also pay your dues for October through December of 2011, in the amount of \$300, at this time. Partial payment of these monthly assessments will not satisfy this request for immediate payment.

In addition, you owe \$420 in special assessments. You were given the option of paying this assessment in three installments with the first payment due on the first of September 2011. As noted in your previous notice, if you fail to make payment on your past due monthly assessments and the first installment or full payment of the special assessment by September 15, 2011, the condominium association will meet its fiduciary obligation by placing a lien on your property (*PIN No: 20-03-407-032, Legal Description: Lot 10 in the subdivision of lot 9 in the county clerk's division of unsubdivided lands in the Southeast 1/4 of section 3, township 38 North, range 14, East of the third principal meridian; Commonly Known as 4414 S Vincennes Ave Unit G, Chicago, IL 60653*) and pursue other remedies available under Illinois law. Any legal expenses incurred will be added to your debt. If your dues remain in default as of January 1, 2012, all dues for 2012 will become due immediately at the prevailing monthly rate as of that time.

Your total amount due to the association is \$1,220, as itemized above. Once the lien is placed, your interest rate will rise to 18% per annum. You are encouraged to make timely payment of your dues and share in the cost of common services that have benefited you. At this time, you are relying upon your neighbors to cover your share of the expenses, which is fundamentally unfair. Please note that you will not receive another reminder prior to the association taking legal action under the Illinois Condominium Act.

Thank you for your cooperation.

Sincerely,



Derek Robinson, President  
Franklin Reynolds, Treasurer