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4731 S. INGLESIDE	1134915272
CONDOMINIUM) 5 "
ASSOCIATION, Inc.	Doc#: 1134916020 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00
Plaintiff) Cook County Recorder of Deeds) Date: 12/15/2011 11:24 AM Pg: 1 of 6)
V.)
Jespar LLC.	,)
Jonas DeSilva)
1713 Brown Ave.)
Evanston. Il 60201)
Defendant.	,)

NOTICE AND CLAIM FOR LIEN

KNOW ALL MEN BY THESE PRESENTS that the 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium Ownership, (hereinafter "Declaration") for 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, which Declaration was recorded with the Cook County Register of Titles on 03/12/2007 as Document Number 0707160137, as amended, in particular inc provisions dealing with unit owners obligation to pay common expenses and other monetary obligations to the Association, , upon the property located at: 4731 S. Ingleside, against Jespar LLC. Unit_B-2, Chicago, II, 60615.

PIN: 20-11-102-036-1006

Described herein as: EXHIBIT A.

Clarks The described property is subject to the Declaration which establ shes a plan of condominium ownership of the property commonly referred to as the 4731 5. INGLESIDE CONDOMINIUM Association.

The Declaration along with the Illinois Condominium Property Act, 765 ILCS 605/9 provides for the creation of a lien for the common expense assessments and other monetary obligations imposed pursuant thereto, by the Association, upon its unit owners, if said charges become delinquent. That the total amount due and owing to the Plaintiff by the Defendant is as follows:

That pursuant to the Declaration and By-Laws of The Association, the REGULAR ASSESSMENT fees are \$174.75 per month for Unit B-2 and the late fee charge is \$50.00 per Unit for each late monthly payment. That said REGULAR ASSESSMENT became effective on 03/12/2007.

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- 2. Assessment dues are 7 months in arrears in the amount of \$ 1223.25;
- 3. That on 09/11/2010 & 09/10/2011 the Board met and levied SPECIAL ASSESSMEMENTS in the amount of \$21,000.00 & \$20,000.00 for the purpose of needed repairs, maintenance, and/or Association Expenses where as the Defendant is responsible for 7.5% in accordance with the Declaration and By-Laws and still owes \$2,117.65 for the Special Assessments;
- 4. The total amount of late fees due and owing is \$700.00; REGULAR ASSESSMENTS for (7) months at \$50.00 per month and \$100.00 for (7) months for SPECIAL ASSESSMENTS at \$50.00 per month;
- 5. That he Board levied \$1,950.00 in fines and penalties in accordance to and because of violations to the Declaration, By-Laws, and or Rules and Regulations.
- 6. \$0.00 assersed in User Fees;
- 7. \$0.00 incurred in attorney fees;
- 8. \$2230.00 in admin and collection costs attributable to the PLAINTIFF. in collection action against the Defendant;
- 9. Pursuant to the authority set forth in the Declaration and By-Laws there is a 15% interested per annum of \$0.00;
- 10. Pursuant to the authority set forth in the Decia ation and By-Laws Assessments are accelerated for the remainder of the fiscal year are due and owing of \$0.00;
- 11. Total amount due and owing to the PLAINTIFF is \$8220 90 as of 09/23/2011.

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

Dated: 09/27/2011

4731 S. INGLESIDE CONDOMINIUM ASSOCIATION INC, an Illinois not-for-profit

corporation_

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Samuelewis being first duly sy	vorn on oath, deposes and states that he is the
duly authorized agent for the 4731 S. INC	LESIDE CONDOMINIUM
ASSOCIATION, an Illinois not-for-profit con	rporation, and that he is empowered to
execute the aforesaid Notice and Claim for Lie	en on behalf of said Condominium
Association, and that he has read the above an	d foregoing Notice and Claim for Lien,
knows the contents thereof and that the same a agents of the Board of Directors of the Associa	ire based upon information provided him by
agents of the Board of Directors of the Associ	anon.
\times	amust les
Ā	Agent for the Plaintiff
Subscribe (and sworn to before me this	day of October 2011
	, 2011
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on I	**********
Notary Public	OFFICIAL SEAL
Troday I done	NOTARY PUBLIC, STATE OF ILLINOIS
0-	MY COMMISSION EXPIRES 11-2-2011
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This Document Prepared By:	T'S OFFICE
Arthur Ropp	
Attorney for T.H.E. MANGEMENT, INC. 299 N Dunton Road, Suite 520	
Arlington Heights, IL 60004	
(773) 544-8644	
Revised Oct 2009	

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AFFIDAVIT OF SERVICE

OWNER:

Jespar LLC.
Jonas DeSilva
1713 Brown Ave.
Evanston, Il 60201

MORTGAGEE:

Copy by Regular Mail
Managing Agent
c/o J.H.E. Management, Inc.
2130 W Belmont Suite B
Chicago, Il 60618

Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, City of Chiergo, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on \(\square \) of \(\frac{1}{2000} \) of \(\frac{1}{2000} \). 20\(\square \) before 4:45 p.m.

Subscribed and sworn to before me this 1 day of Qctober 2011.

Notary Public

OFFICIAL SEAL
TIM KRUEGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-2-2011

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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 Federal Fair Debt Collection Act 15 USC Section 6092(g)

- 1. The amount of debt you owe to 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, is \$8,220.90 in assessments, other monetary charges and legal fees as of 23 of September 2011.
- 2. The same of the creditor to whom the debt is owed is the 4731 S. INGLESIDE CONDOMINION ASSOCIATION, (the "creditor").
- 3. The debt described in the attached letter will be assumed to be valid by T.H.E. Management, Inc. (the creditor's "Agent") unless you notify the creditor's 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 fire, in writing within the thirty (30) day period.
- 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 FO 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 agent within thirty (30) days from the receipt of this notice, the name and coveress of the original creditor will be mailed to you by the creditor's law firm.
 - 8. Written requests should be addressed to:

T.H.E. Management, Inc. 2130 W Belmont Suite B Chicago, Il 60618

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Exhibit A

UNIT 4731 S. Ingleside Unit B-2, in the 4731 S. Ingleside Condominium as delineated on a survey of the following described real estate:

LOTS 35 AND 36 IN BLOCK 2 IN SHERMAN T. COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of the Condominium recorded 03/12/2007 as Document No. 0707160137 together with its Ide perc.

Cook County Clerk's Office undivided percentage interest in the common elements.