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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 ASSESSMENTS 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 the 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 assessed 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 Declaration and By-Laws Assessments are accelerated for the remainder of the fiscal year and 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

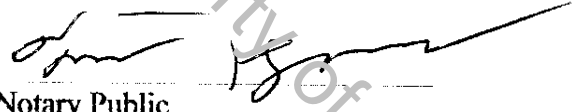
By: 

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Samuel Lewis being first duly sworn on oath, deposes and states that he is the duly authorized agent for the 4731 S. INGLESTIDE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, and that he is empowered to execute the aforesaid Notice and Claim for Lien on behalf of said Condominium Association, and that he has read the above and foregoing Notice and Claim for Lien, knows the contents thereof and that the same are based upon information provided him by agents of the Board of Directors of the Association.

  
Agent for the Plaintiff

Subscribed and sworn to before me this 1 day of October, 2011

  
Notary Public



*This Document Prepared By:*  
**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

I, Samuel Lewis being first duly sworn on oath deposes and states that s/he is over twenty-one (21) years of age and that on the 1 day of October, 2011 s/he mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

**OWNER:**

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

**MORTGAGEE:**

*Copy by Regular Mail*  
*Managing Agent*  
*c/o T.H.E. Management, Inc.*  
*2131 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 Chicago, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on 1 of October, 2011 before 4:45 p.m.

Samuel Lewis

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

[Signature]  
Notary Public



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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<sup>rd</sup> September 2011.

2. The name of the creditor to whom the debt is owed is the 4731 S. INGLESIDE CONDOMINIUM 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 firm 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 TO 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 address 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 NORTHWEST ¼ 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 undivided percentage interest in the common elements.