

UNOFFICIAL COPY

06932.001 AJV/jb 11/20/2013

LAKE LYNWOOD)
MARINA HOMES)
ASSOCIATION., INC.,)
)
Plaintiff,)
)
v.)
)
)
Samalla McClellan)
2565 Lake Shore Drive)
Lynwood, Illinois 60411,)
)
Defendant.)
)



Doc#: 1333847000 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2013 10:06 AM Pg: 1 of 5

NOTICE AND CLAIM FOR LIEN

KNOW ALL MEN BY THESE PRESENTS that the LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC., an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium, (hereinafter "Declaration") for LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC., which Declaration was recorded with the Cook County Registrar of Titles on March 13, 1973 as Document Number 2679775, and was also recorded with the Cook County Recorder of Deeds on that same date as Document Number 22249753, as amended, in particular the provisions dealing with unit owners' obligation to pay common expenses and other monetary obligations to the Association, against **SAMALLA MCCLELLAN** upon the property described herein as follows:

The West 29.43 Feet of Lot 21 in Lake Lynwood Unit 7, being a subdivision of part of the northwest 1/4 of Section 7, Township 35 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois. .

ADDRESS: 2565 Lake Shore Drive
Lynwood, Illinois 60411

PIN: 33-07-104-115-0000

The above-described property is subject to the Declaration which establishes a plan of

UNOFFICIAL COPY

condominium ownership of the property commonly referred to as the Lake Lynwood Marina Homes Association, Inc.

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 if said charges become delinquent.

That the balance due the Association for Annual Assessments pursuant to the aforesaid Declaration as of November 1, 2013 is **\$605.00**.

In addition, there is due and owing attorneys' fees and costs attributable to the Lake Lynwood Marina Homes Association, Inc. collection action against the owner amounting to **\$350.00**, for a total due and owing of **\$955.00** from the aforesaid owner.

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

Dated: November 20, 2013

**LAKE LYNWOOD MARINA
HOMES ASSOCIATION, INC.,
an Illinois not-for-profit corporation**

By: _____

Angelo J. Vitiritti
Angelo J. Vitiritti

Its Duly Authorized Attorney and Agent

Document Prepared by and MAIL TO:

Angelo J. Vitiritti

Attorney for Lake Lynwood Marina Homes Association, Inc.

HISKES, DILLNER, O'DONNELL,

MAROVICH & LAPP, LTD.

16231 Wausau Avenue

South Holland, Illinois 60473

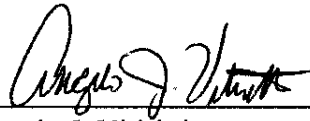
(708) 333-1234

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

ACKNOWLEDGMENT

Angelo J. Vitiritti being first duly sworn on oath, deposes and states that he is the duly authorized attorney and agent for the LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC., an Illinois not-for-profit corporation, and that he is empowered to execute the aforesaid Notice and Claim for Lien on behalf of the LAKE LYNWOOD MARINA HOMES ASSOCIATION, INC. 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.

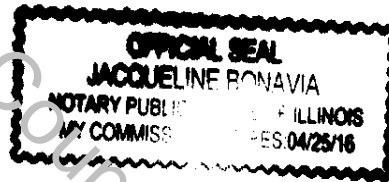


 Angelo J. Vitiritti

Subscribed and sworn to before me this 20th day of November, 2013.



 Notary Public

***AFFIDAVIT OF SERVICE***

The undersigned, being first duly sworn on oath, deposes and states that she is over twenty-one (21) years of age and that on the 20th day of November, 2013 she mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER (2011-2013 Assessments):

**Samalla Mcclellan
 2565 Lake Shore Drive
 Lynwood, IL 60411**

PREVIOUS OWNER (2009-2011 Assessments):

**Estate of Thelma Jones
 C/O Reginald Campbell, attorney for Frank D. House, POA
 608 N. Broadway
 Aurora, IL 60505**

UNOFFICIAL COPY

Copy to Lender:

OCWEN Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Copy by Regular Mail:

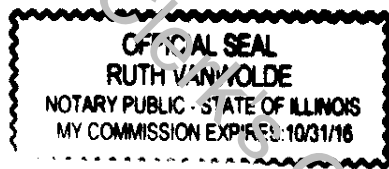
Board of Directors
Lake Lynwood Marina Homes Association
P.O. Box 682
Lansing, Illinois 60438

Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, Village of South Holland, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on 11/20, 2013 before 5:30 p.m.

Jamuel Bonarua

Subscribed and sworn to before me this 20th day of November 2013.

Ruth Vanholde
Notary Public



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 Lake Lynwood Marina Homes Association, Inc. is \$605.00 in assessments plus other monetary charges and legal fees of \$350.00 as of November 1, 2013.
2. The name of the creditor to whom the debt is owed is the Lake Lynwood Marina Homes Association, Inc. (the "creditor").

UNOFFICIAL COPY

3. The debt described in the attached letter will be assumed to be valid by Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd. (the creditor's "law firm") unless you notify the creditor's law 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 law firm in writing within the thirty (30) day period mentioned above that the debt, or any portion thereof, is disputed, the creditor's law firm will obtain verification of the debt and a copy of the verification will be mailed to you by the creditor's law firm.

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 attorneys 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

**Angelo J. Vicenti
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.
16231 Wausau Avenue
South Holland, Illinois 60473
(708) 333-1234**