

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
                                  ) SS  
COUNTY OF COOK        )



Doc#: 1410046030 Fee: \$54.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/10/2014 10:11 AM Pg: 1 of 9

## CLAIM FOR LIEN OF CONDOMINIUM ASSOCIATION

THE OAK RIDGE MANOR CONDOMINIUM ASSOCIATION, and its Board of Managers, hereby files a Claim for Lien against the real property located in the County of Cook, State of Illinois, to wit:

UNIT NO. 6239-1N, IN OAK RIDGE MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 183 FEET OF LOT 28 (EXCEPT THE WEST 183 FEET AND THE NORTH 33 FEET) IN OAK LAWN FARMS, BEING A CHARLES W. JAMES SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4), WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 1982, AS DOCUMENT NO. 26134889, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly Known As: 6239 W. 94<sup>th</sup> Street, Unit 1N, Oak Lawn, IL 60453

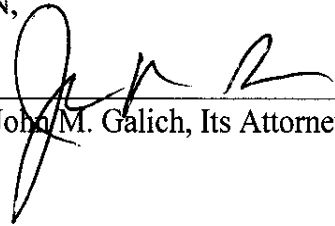
Permanent Tax Index No. 24-05-302-069-1017

That said property is subject to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for the OAK RIDGE MANOR CONDOMINIUM ASSOCIATION, recorded by the Cook County Recorder of Deeds as Document No. 26134889 on February 5, 1982 (hereinafter the "Declaration"). Said Declaration provides for the creation of a lien of assessments, late fees, improvements, attorneys fees and court costs for the property described above.

That as of March 10, 2014, the balance due after allowing all credits, for which the Claimant claims a lien on said land in the sum of \$31,105.97, as more fully itemized in the statement attached hereto and made a part hereof as Exhibit A, which sum will increase with costs and fees of collection, all of which must be satisfied prior to any release of this lien. Claimant claims the above sum with interest.

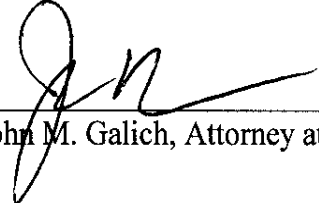
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OAK RIDGE MANOR CONDOMINIUM  
ASSOCIATION,

BY:   
John M. Galich, Its Attorney

State of Illinois )  
                                  ) SS  
County of Cook    )

The affiant, John M. Galich of John M. Galich, Esq., LLC, being first duly sworn upon oath deposes and states that he is the attorney for the OAK RIDGE MANOR CONDOMINIUM ASSOCIATION, the Claimant; that he has reviewed the account ledger for the real property referenced herein dated 4/7/14, that he has read the foregoing Claim for Lien and knows the contents thereof; and that all the statements therein are true and correct to the best of his knowledge and belief.

  
John M. Galich, Attorney at Law

SUBSCRIBED & SWORN TO  
before me this 7<sup>th</sup> day of  
April, 2014.

  
Notary Public



This instrument prepared by and  
Mail to:

John M. Galich, Esq.  
1010 Jorie Blvd., Suite 370  
Oak Brook, IL 60523  
815-325-1746

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**OAK RIDGE MANOR  
CONDOMINIUM ASSOCIATION**

6233 WEST 94TH STREET  
OAK LAWN IL 60453

STATEMENT OF ACCOUNT AS Of March 10, 2014

UNIT 6239 1N  
OWNER FRANK LAGIGLIA

DESCRIPTION	DATE DUE	AMOUNT
JANUARY REGULAR ASSESSMENT	1/1/2011	\$ 91.00
JANUARY SPECIAL ASSESSMENT	1/15/2011	\$ 81.00
FEBRUARY REGULAR ASSESSMENT	2/1/2011	\$ 91.00
FEBRUARY SPECIAL ASSESSMENT	2/15/2011	\$ 81.00
MARCH REGULAR ASSESSMENT	3/1/2011	\$ 91.00
MARCH SPECIAL ASSESSMENT	3/15/2011	\$ 81.00
APRIL REGULAR ASSESSMENT	4/1/2011	\$ 91.00
APRIL SPECIAL ASSESSMENT	4/15/2011	\$ 81.00
MAY REGULAR ASSESSMENT	5/1/2011	\$ 91.00
MAY SPECIAL ASSESSMENT	5/15/2011	\$ 81.00
JUNE REGULAR ASSESSMENT	6/1/2011	\$ 91.00
JUNE SPECIAL ASSESSMENT	6/15/2011	\$ 81.00
July Regular Assessment	7/1/2011	\$ 91.00
Late Fee 20 each month	7/15/2011	\$ 100.00
August Regular Assessment	8/1/2011	\$ 91.00
Late fee for August	8/12/2011	\$ 20.00
September Regular Assessment	9/1/2011	\$ 91.00
Late fee for September	9/11/2011	\$ 20.00
October Regular Assessment	10/1/2011	\$ 91.00
October late fee	10/11/2011	\$ 20.00

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November Regular Assessment	11/1/2011	\$ 91.00
November Late Fee	11/12/2011	\$ 20.00
December Regular Assessment	12/1/2011	\$ 91.00
December Late Fee	12/10/2011	\$ 20.00
<b>TOTAL AMOUNTS</b>		<b>\$ 1,778.00</b>

LESS AMOUNTS PAID		
PAYMENT METHOD	DATE	AMOUNT
CHECK NUMBER 1760	4/2/2011	\$ 283.00
CHECK NUMBER 1785	5/5/2011	\$ 91.00
check number 616	6/19/2011	\$ 91.00
check number 1822	7/16/2011	\$ 91.00
<b>total due from 2011</b>		<b>\$ 1,222.00</b>

## OAK RIDGE MANOR CONDOMINIUM ASSOCIATION

6233 WEST 94TH STREET  
OAK LAWN IL 60455  
UNIT 6239 IN  
OWNER FRANK LAGIGLIA

2011 TOTAL BALANCE DUE		\$ 1,222.00
JANUARY ASSESSMENT	1/1/2012	\$ 91.00
LATE FEE	1/12/2012	\$ 20.00
FEBRUARY ASSESSMENT	2/1/2012	\$ 91.00
FEBRUARY LATE FEE	2/10/2012	\$ 20.00
MARCH ASSESSEMENT	3/1/2012	\$ 91.00
MARCH LATE FEE	3/10/2012	\$ 20.00
APRIL ASSESSMENT	4/1/2012	\$ 91.00
APRIL LATE FEE	4/10/2012	\$ 20.00
MAY ASSESSMENT.	5/1/2012	\$ 91.00
MAY LATE FEE	5/10/2012	\$ 20.00

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June Assessment	6/1/2012	\$	91.00
June late fee	6/10/2012	\$	20.00
July Regular Assessment	7/1/2012	\$	91.00
Late Fee	7/15/2012	\$	20.00
August Regular Assessment	8/1/2012	\$	91.00
Late Fee	8/15/2012	\$	20.00
September Regular Assessment	9/1/2012	\$	91.00
Late fee for September	9/10/2012	\$	20.00
October Regular Assessment	10/1/2012	\$	91.00
October late fee	10/10/2012	\$	20.00
November Regular Assessment	11/1/2012	\$	91.00
November Late Fee	11/10/2012	\$	20.00
December Regular Assessment	12/1/2012	\$	91.00
December Late Fee	12/10/2012	\$	20.00
less payment	5/21/2012	\$	(91.00)

BALANCE DUE      12/31/2012      \$      2,463.00

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OAK RIDGE MANOR  
 CONDOMINIUM ASSOCIATION  
 6233 WEST 94TH STREET

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**OAK LAWN IL 60453**  
 UNIT 6239 1N  
 OWNER FRANK LAGIGLIA

2012 TOTAL BALANCE DUE		\$		2,463.00
JANUARY ASSESSMENT	1/1/2013	\$		97.00
LATE FEE	1/12/2013	\$		20.00
FEBRUARY ASSESSMENT	2/1/2013	\$		97.00
FEBRUARY LATE FEE	2/10/2013	\$		20.00
MARCH ASSESSEMENT	3/1/2013	\$		97.00
MARCH LATE FEE	3/10/2013	\$		20.00
APRIL ASSESSMENT	4/1/2013	\$		97.00
APRIL LATE FEE	4/10/2013	\$		20.00
MAY ASSESSMENT.	5/1/2013	\$		97.00
MAY LATE FEE	5/10/2013	\$		20.00
June Assessment	6/1/2013	\$		97.00
June late fee	6/10/2013	\$		20.00
SPECIAL ASSESSMENT	9/1/2013	\$		162.00
July Regular Assessment	7/1/2013	\$		97.00
Late Fee	7/10/2013	\$		20.00
August Regular Assessment	8/1/2013	\$		97.00
Late Fee	8/10/2013	\$		20.00
September Regular Assessment	9/1/2013	\$		97.00
Late fee for September	9/10/2013	\$		20.00
October Regular Assessment	10/1/2013	\$		97.00
October late fee	10/10/2013	\$		20.00
November Regular Assessment	11/1/2013	\$		97.00
November Late Fee	11/10/2013	\$		20.00
December Regular Assessment	12/1/2013	\$		97.00
December Late Fee	12/10/2013	\$		20.00

BALANCE DUE                      5/19/2013    \$    4,029.00

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**OAK RIDGE MANOR  
CONDOMINIUM ASSOCIATION**

6233 WEST 94TH STREET  
OAK LAWN IL 60453

UNIT 6239 1N  
OWNER FRANK LAGIGLIA

2012 TOTAL BALANCE DUE			4,029.00
JANUARY ASSESSMENT	1/1/2014	\$	97.00
LATE FEE	1/12/2014	\$	20.00
FEBRUARY ASSESSMENT	2/1/2014	\$	97.00
FEBRUARY LATE FEE	2/10/2014	\$	20.00
MARCH ASSESSEMENT	3/1/2014	\$	97.00
MARCH LATE FEE	3/10/2014	\$	20.00
APRIL ASSESSMENT			
APRIL LATE FEE			
MAY ASSESSMENT.			
MAY LATE FEE			
June Assessment			
June late fee			
July Regular Assessment			
Late Fee			
August Regular Assessment			
Late Fee			
September Regular Assessment			
Late fee for September			
October Regular Assessment			
October late fee			
November Regular Assessment			
November Late Fee			
December Regular Assessment			
December Late Fee			

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**BALANCE DUE                      3/7/2014    \$   4,380.00**

Bills for LaGilia Project

TYPE	DATE	PAYEE	AMOUNT
LAWYER	9/6/2012	JOHN GALICH	750.00
LAWYER	10/20/2012	JOHN GALICH	687.00
LAWYER	11/23/2013	JOHN GALICH	353.50
LAWYER	12/23/2013	JOHN GALICH	315.00
LAWYER	1/15/2013	JOHN GALICH	297.50
LAWYER	3/24/2013	JOHN GALICH	341.00
LAWYER	6/2/2013	JOHN GALICH	647.50
			3,391.50
APARTMENT PROJECT			
CLEANUP	5/4/2013	KATHLEEN PHILLIPS	341.66
CLEANUP	5/18/2013	KATHLEEN PHILLIPS	90.00
CLEANUP	5/18/2013	RENEE BURGER	779.62
NEW LOCKS	5/7/2013	ELF LOCKSMITH	269.00
CLEANUP	5/18/2013	RICK LENTZ	625.00
CLEANUP	6/2/2013	RICK LENTZ	6,000.00
ELECTRIC	6/6/2013	COMED	27.74
ELECTRIC	7/8/2013	COMED	24.30
ELECTRIC	8/6/2013	COMED	24.62
ELECTRIC	9/5/2013	COMED	22.72
APPLIANCES	8/11/2013	RICK LENTZ	1,700.00
LABOR AND SUPPLIES	10/19/2013	RICK LENTZ	6,900.00
ELECTRIC	10/19/2013	COMED	20.36
CARPET	10/29/2013	ADVANTAGE CARPET	432.00

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CABINETS AND LABOR	11/2/2013 RICK LENTZ	3,400.00
CARPET	11/7/2013 ADVANTAGE CARPET	432.00
ELECTRIC	11/15/2013 COMED	21.97
ELECTRIC	12/17/2013 COMED	36.38
ELECTRIC	1/21/2014 COMED	68.89
SUPPLIES AND LABOR	2/10/2014 RICK LENTZ	1,800.00
ELECTRIC	2/25/2014 COMED	48.21
LABOR	2/28/2014 RICK LENTZ	270.00

23,334.47

ASSESSMENTS	\$	4,380.00
LEGAL FEES	\$	3,391.50
APARTMENT PROJECT	\$	23,334.47
TOTAL AMOUNT DUE SO FAR	\$	31,105.97

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