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Doc# 2230722018 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/03/2022 10:58 AM PG: 1 OF 5

LAKE LYNWOOD MARINA)
 HOMES ASSOCIATION, INC.,)
)
 Plaintiff,)
)
 v.)
)
 Steve House)
 2709 Mariner Court)
 Lynwood, IL 60411)
)
 Defendant.)

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 **Mr. Steve House** upon the property described herein as follows:

LOT 89 IN LAKE LYNWOOD, UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2709 Mariner Court, Lynwood, Illinois 60411
 PIN: 33-07-105-050-0000

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

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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 January 1, 2022 is **\$452.00**.

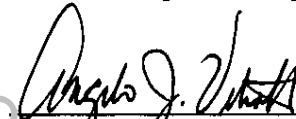
In addition, there is due and owing attorneys' fees and costs attributable to the Lake Lynwood Marina Homes Association, Inc. collection action against the owner amounting to **\$330.00**, for a total due and owing of **\$782.00** from the aforesaid owner.

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

Dated: October 5, 2022

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

By: _____



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.

THE LAW OFFICES OF

SCOTT R. WHEATON

3108 Ridge Road

Lansing, Illinois 60438

(708) 895-2200

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

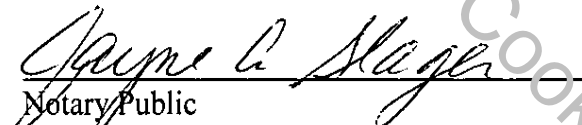
ACKNOWLEDGMENT

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.

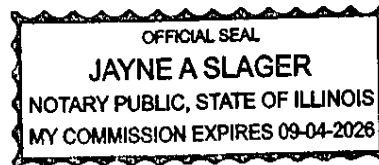


Angelo J. Vitiritti

Subscribed and sworn to before me this 5th day of October, 2022.



Notary Public



AFFIDAVIT OF SERVICE

I, Amanda Hamilton Ponce de Leon being first duly sworn on oath depose and state that I am over twenty-one (21) years of age and that on the 5th day of October, 2022, I mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:
Mr. Steve House
2709 Mariner Court
Lynwood, Illinois 60411

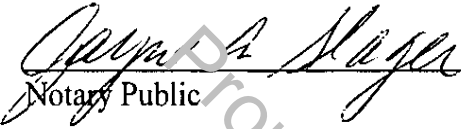
Copy by Regular Mail:
Board of Directors
Lake Lynwood Marina Homes Association
P.O. Box 682
Lansing, Illinois 60438

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Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, Village of Lansing, Illinois, by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on October 5, 2022 before 5:30 p.m.



Subscribed and sworn to before me this 5th day of October, 2022.



Notary Public



Cook County Clerk's Office

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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 Lake Lynwood Marina Homes Association, Inc. is \$782.00 in assessments, late charges, fines and legal fees as of January 1, 2022.
2. The name of the creditor to whom the debt is owed is the Lake Lynwood Marina Homes Association, Inc. (the "creditor").
3. The debt described in the attached letter will be assumed to be valid by The Law Offices of Scott R. Wheaton & Associates (the creditor's "law firm") unless you notify the creditor's law firm 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 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 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. Requests should be directed to:

**Angelo J. Vitiritti, Esq.
The Law Offices of Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438
(708) 895-2200**