

ENCLOSURE

Property of Cook County Clerk's Office

NOTICE OF LIEN

BOARD OF MANAGERS OF THE FAIRWAY MEADOWS CONDOMINIUM ASSOCIATION,)	
)	
V.)	AMOUNT OF CLAIM \$558160
GN MORTGAGE, a Wisconsin corporation)	
)	

The claimant, BOARD OF MANAGERS OF THE FAIRWAY MEADOWS CONDOMINIUM ASSOCIATION, of the City of Blue Island, County of Cook, Illinois, (hereinafter "Association") hereby files this Notice of Claim for Lien for condominium common expenses due Association from June 1, 1997 against GN MORTGAGE, a Wisconsin corporation:

1. Since on or before June 1, 1997 and continuing through the date hereof, GN MORTGAGE, a Wisconsin corporation, has held title to and owned the real estate in the County of Cook, State of Illinois, legally described as:

Parcel 1:

UNIT A OF BUILDING 21 IN FAIRWAY MEADOWS CONDOMINIUM, AS DELINEATED ON THE SURVEY THEREOF IN SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 29, 1995 AS DOCUMENT 95210290, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DOCUMENT 9483285.

TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

P.I.N. NUMBER 24-25-209-010-1013
COMMONLY KNOWN AS UNIT 21A, 12216 FAIRWAY CIRCLE, BLUE ISLAND, ILLINOIS, 60406.

2. That said property is subject to a Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as document 95210299 AS AMENDED FROM TIME TO TIME, and that said Declaration and Section 309 of the Illinois Condominium Property Act provide for the creation of a lien on the interests of the unit owner in said property for unpaid common expenses and charges with respect to said property and interest on unpaid common expenses and costs, and attorney fees incurred in collecting unpaid common expenses.

3. There is due and owing the undersigned the sum of ~~FIVE HUNDRED DOLLARS FIFTY EIGHT AND 60/100 (\$558.60) DOLLARS~~ for unpaid common expenses with respect to said property as of OCTOBER 10, 1997, (including ~~Special Assessment \$489.10, Attorneys Fees \$50.00 and costs \$25.50~~)

4. Claimant claims a lien against said property in the amount of ~~FIVE HUNDRED FIFTY EIGHT AND 60/100 (\$558.60) DOLLARS~~, pursuant to Ill. Rev. Stat., ch 30 Section 309 and the Declaration of Condominium and Bylaws of the FAIRWAY MEADOWS Condominium, and for further amounts of common expenses, late charges, costs, expenses of collection and attorneys' fees as they accrue.

Dated OCTOBER 10, 1997

BOARD OF MANAGERS OF THE FAIRWAY MEADOWS
CONDOMINIUM ASSOCIATION

BY Lita H. Brody
LITA H. BRODY
ATTORNEY FOR BOARD OF MANAGERS OF THE
FAIRWAY MEADOWS CONDOMINIUM ASSN

**THIS IS AN ATTEMPT TO COLLECT A DEBT, ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE**

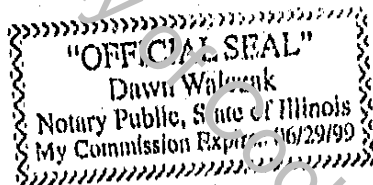
UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for said county and state aforesaid, do hereby certify that LITA H. BRODY, personally known to me to be the Attorney for BOARD OF MANAGERS OF THE FAIRWAY MEADOWS Condominium Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged as such attorney signed above for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10TH day of OCTOBER, 1997.



Dawn Walczuk Notary

Public

Prepared by and mail to:

LITA H. BRODY
ATTORNEY
53 W. JACKSON BLVD., STE 625
CHICAGO, ILLINOIS 60604
c:\wpwin\FAIRWAY\GNMOTG\LIE



COOK County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

WRITTEN NOTICE OF DEBT

DATE: 10/7/97

PARTY LIABLE FOR DEBT: GN MORTGAGE, a Wisconsin corporation

AMOUNT OF DEBT: Assessments: \$ 894.04

Legal fees and costs incurred: 135.29

Total due: \$ 829.33

CREDITOR: BOARD OF MANAGERS OF THE FAIRWAY MEADOWS CONDOMINIUM ASSOCIATION, An Illinois not-for-profit corporation

This letter is an attempt to collect a debt and any information obtained will be used for that purpose. Unless you notify this office within thirty (30) days after receiving this notice that you dispute the validity of the debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within thirty (30) days from receiving this notice, this office will: obtain verification of the debt or obtain a copy of the judgment and mail you a copy of such judgment or verification. If you request this office in writing within thirty days (30) after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

LITA H. BRODY, ATTORNEY
53 W. JACKSON BLVD., SUITE 625,
CHICAGO, ILLINOIS 60604
(312) 362-1912

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office