

Number

4

Account Number

101000461928

Date Due

APR 1, 2011

Amount Due

~~\$292.84~~

**JOHN BERNARDO**

Make check payable to:

After This Date

Pay This Amount

APR 15, 2011

~~\$317.84~~

**Dana Point Condominium Association**

*Please Use Envelopes Provided*

10-1040-109B2



**DANA POINT CONDOMINIUM ASSOCIATION**

**PO BOX 4346**

**CAROL STREAM IL 60197-4346**

AMOUNT ENCLOSED

1200.00

MO# 062730

0341010048525449572000292849



ECONOMY  
CURRENCY  
EXCHANGE  
INC.

STATE  
REGULATED

YOUR CURRENCY  
EXCHANGE

721 WEST ARMITAGE AVE • CHICAGO, IL 60614  
PHONE: (312) 266-8040

# MONEY ORDER

COMMUNITY  
SERVICE CENTER

70-2646  
719

P

FIRST MIDWEST BANK CHICAGO, IL

No. 062730

John Bernarde 1605 E Central #109B  
REMITTER

09/22/2011

PAY TO THE  
ORDER OF

Dana Point Condo Ass.

101000461928

\$1000.00\*\*\*

One Thousand and 00/100

NOT VALID OVER \$1000.00

NO RECOURSE IF LOST IN BLANK

\*\*62730\*\* MATT 0.75

REPLACEMENT OF THIS INSTRUMENT, IF NECESSARY, WILL BEGIN 30 DAYS AFTER THE PURCHASE DATE. THERE WILL BE A FEE CHARGED FOR THIS SERVICE.

THE PURCHASER OF THIS INSTRUMENT AGREES TO INSERT THE NAME OF THE PAYEE AND ASSUMES TOTAL RESPONSIBILITY FOR ANY EVENTS MADE POSSIBLE BY FAILURE TO DO SO.

⑈062730⑈ ⑆071926469⑆ 8100366585⑈

## Brittany Ryan

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**From:** Adam K. Bailey <ABailey@ksnlaw.com>  
**Sent:** Thursday, October 06, 2011 10:32 AM  
**To:** Brittany Ryan; Mitch Swiatek; Michelle Gallivan; Sharon Hooper  
**Cc:** Curtis D. Massat  
**Subject:** RE: (KSN) Checks 10/05/11

Please accept Bernardo.

Please accept Ruzgiene. We were instructed by the PM not to proceed further on this file.

Please accept Jaha.

Thanks!

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**From:** Curtis D. Massat  
**Sent:** Thursday, October 06, 2011 10:28 AM  
**To:** Brittany Ryan; Adam K. Bailey  
**Cc:** Mitch Swiatek; Michelle Gallivan; Sharon Hooper  
**Subject:** RE: (KSN) Checks 10/05/11

See below! Adam will let you know about the ones in red. The second to last one I need to know today whether or not the check is accepted. If it is, we can't file suit. If it is not accepted, we will file it. Please let me know.

**NOTICE OF INTENTION**  
**TO COLLECT A DEBT**  
**Pursuant to Fair Debt Collection**  
**Practices Act, 15 USC 1692 et seq.**

**This is an attempt to collect a debt and any information obtained will be used for that purpose.**



Curtis D. Massat | **Kovitz Shifrin Nesbit**  
Account Representative  
750 West Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089  
Direct Dial: (847) 777-7290  
Fax: (847) 537-9311  
[CDM@ksnlaw.com](mailto:CDM@ksnlaw.com)  
[www.ksnlaw.com](http://www.ksnlaw.com)

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**From:** Brittany Ryan [<mailto:BRyan@psimanagement.net>]

**Sent:** Wednesday, October 05, 2011 5:04 PM

**To:** Curtis D. Massat; Adam K. Bailey

**Cc:** Mitch Swiatek; Michelle Gallivan; Sharon Hooper

**Subject:** (KSN) Checks 10/05/11

Curtis and Adam,

Here are some checks that we received in our office. Please advise as to whether or not we may accept these payments. Also please advise which, if any, may be taken out of legal at this time.

LAT Country v. Davies - [this is payment in full minus legal fees, and restrictively endorsed as it does not cover the balance through those month. He is obviously trying to avoid paying legal fees. Please advise if the manager will accept.](#)

1979 STILLWATER RD: ck#1678 for \$1,723.88 (memo reads "April/May/June/July/Aug/Sept" ledger attached)

**Dana Point v. Bernardo - CDA01-61116**  
**1605 E CENTRAL RD 109B: mo#062730 for \$1,000.00**

Mill crossing of Yorkville v. Federal National Mortgage - [yes](#)  
3857 Bailey Road: ck#131014244 for \$189.75

Prescott Mill v. Anetsberger - [yes accept, my file is closed. If you turn it over in the future make sure the balance consists of assessments and not just legal fees.](#)

100 Devoe Drive: ck#157455704 for \$330.00 (Please let me know if this file is not open with KSN)

Castle Rock v. Amezquita - [yes, our file is closed](#)  
715 Huntly Court: ck#1142 for \$230.00

Townes at Remington Point v. Steffenhagen IV - [yes](#)  
1331 Remington Drive: ck#0198 for \$292.22 (memo reads "Aug/Sept")

**Marquette's Landing v. Ruzgiene - CMA38-61041**  
**1212 LEMOYNE AVE.: ck#1307 for \$300.00**

**Saddlebrook at Greg's Landing v. Jaha - CSA33-61010**  
**482 E. Saddlebrook Lane: ck#1125 for \$281.85**

Marquette's Landing v. Thomas - [YES](#)  
1219 JULIA DR: ck#5133 for \$200.00 and ck#5123 for \$23.00

Castle Rock v. Ali - [yes](#)  
720 Huntly Court: ck#12190567 for \$200.00

Legend Lakes Master v. Jednachowski - [per previous instructions from Mark, the Association will not accept partial payments. Please send it back and have him contact me](#)  
6812 Ayre Drive: ck#1441 for \$339.65

River Place Condo v. Lund - [yes](#)  
511 Aurora Avenue #301: ck#5475 for \$464.03

Cambria at Cary v. Wolfman - [yes](#)  
448 New Haven Drive: ck#158729535 for \$50.00

Highland Towers #1 v. Kubinek - [yes](#)  
8809 W Golf Road 9B: mo#456119 for \$516.00

Village of College Green v. Ayala - [yes remove from collections unless it bounces, if it bounces let me know](#)  
1670 College Green Drive: ck#6418 for \$1,150.00 (Please see attached ledger)

Cary Woods v. Jacobson - [it will be up to the manager, if this is accepted it will be very difficult to collect the remaining legal fees and 2 late fees.](#)

403 Cary Woods Cir: ck#4280 for \$670.68

Cobbler's Crossing Loft Homes v. Smith - [If this is accepted, I will have to stop the lawsuit from being filed and it will be very difficult to collect anything further.](#)

1095 HUNT WYCK CT: cashier's ck #62269288 for \$1,025.00

Legend Lakes Master v. Prescott - [yes you can accept](#)

6507 Cork Lane: ck#21963732 for \$50.00 (this is one where I believe you only sent a collection letter)

Thank you!

*Brittany Ryan*

Accounts Receivables/Legal Department

Property Specialists, Inc

5999 S. New Wilke Rd

Suite 108

Rolling Meadows, IL 60008

847-806-6020 x108