

Forcible Entry: Cases - The Dana Point Condominium Association as of 04/18/2013 # 212005 - Cook County

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1505 East Central Road Unit 212B US Bank National Association	Assessments From: 11/01/2012 to 01/29/2013	File No: 212005.019	Case No:	Related Cases:				
		Amounts Due	Forcible Dates:	Judgment Obtained:	Amount	Amounts Received		
Assessment	\$786.78	N&D Sent	01/30/2013	Judgment	Assessments	\$1,042.89	Amount Paid	\$0.00
Notice & Demand	\$175.00	Complaint		Stay	Atty Fees	\$0.00	Date	
Tract Search	\$40.00	Trial		Writ	Costs	\$0.00	Date Closed	03/12/2013
Review Search	\$35.00	Continuance			Total	\$1,042.89		
Postage	\$6.11							
Other Charge	\$0.00							
Total	\$1,042.89							

Comments:

01/25/2013(MER) Review breakdown received and open new file; create spreadsheet and order tract search. 01/28/2013(MER) Receive and review tract book search; note ledger ends with 12/30/12; telephone call to manager to inquire as to whether we should include the Jan 2013 assessment prior to sending notice letter; left detailed message with receptionist. 01/29/2013(MER) Telephone call with manager re add January assessment; review foreclosure status and note sale has already taken place; submit to supervising attorney for her review. 01/29/2013(STK) Telephone call to lender's counsel and was informed that the foreclosure sale was conducted on 10/29/12 and the unit was sold back to the lender for \$46,755; sale was approved on 1/9/13; adjust amounts due to reflect the assessments as of November, the month after the foreclosure sale; prepare notice and demand. 02/04/2013(SVA) E-mail from manager requesting foreclosure paperwork to update owner information. 02/04/2013(STK) Review of e-mail from manager asking for foreclosure information; check recorder's website and the judicial sale deed is not yet available; send e-mail to manager regarding same and answering her questions about impact of foreclosure; informed manager that if collection action had begun against the prior owner prior to the sale on 10/29/12, then the association would be entitled to collect the six months of assessments. 03/12/2013(EMB) Review ledger no payments have been received; send e-mail message to manager re no payments were received at our office and we will file suit unless notified by e-mail to stop; received e-mail from manager that she just heard from the bank and they are attempting to make a payment; please suspend collection activity for now; replied that we will close our file; close file.

1615 East Central Road Unit 110B Sergio Ruiz Rachel Rodriguez	Assessments From: 01/01/2013 to 03/04/2013	File No: 212005.020	Case No:	Related Cases: MF-014				
		Amounts Due	Forcible Dates:	Judgment Obtained:	Amount	Amounts Received		
Assessment	\$1,222.64	N&D Sent	03/06/2013	Judgment	Assessments	\$1,478.75	Amount Paid	\$0.00
Notice & Demand	\$175.00	Complaint		Stay	Atty Fees	\$0.00	Date	
Tract Search	\$40.00	Trial		Writ	Costs	\$0.00	Date Closed	
Review Search	\$35.00	Continuance			Total	\$1,478.75		
Postage	\$6.11							
Other Charge	\$0.00							
Total	\$1,478.75							

Comments:

03/04/2013(MER) Review breakdown received and open new file; create spreadsheet and order tract search. 03/06/2013(MER) Receive and review tract book search; note foreclosure judgment not yet entered; prepare and send notice and demand letter. 04/17/2013(EMB) Send e-mail message to manager re no payments were received at our office and we will file suit unless notified by e-mail to stop; requested an updated account ledger to see if the notice and demand amount was paid.

1605 East Central Road Unit 106A JPMorgan Chase Bank , National Kenneth B. Phelps a/k/a Kenneth Blair Phelps	Complaint Filed On: 02/09/2012	File No: 212005.006	Case No: 12 CH 4638	Related Cases:	Opposing Counsel: 630-794-5300 Gentlemen
	Lien Dates:	Judgment Dates:	Lien Amounts:		
	Assn. Served 02/16/2012	Entered 03/27/2013	Assn. Lien \$0.00		Date Closed
	Answer Due 03/16/2012	Redemption 06/28/2013	Judgment Amount \$138,544.60		
	Answer Filed	Sale	Sale Amount \$0.00		
		Confirmed	Amount Paid \$0.00		

Comments:

02/16/2012(SVA) Accept and receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review.
02/16/2012(MER) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 02/17/2012(SVA) Email from manager indicating the resident is current on his assessments; monitor foreclosure on the unit. 02/17/2012(MER) Monitor status and track progress of foreclosure case filed against unit owner (includes telephone calls with client and lender's counsel). 04/02/2012(EMB) Receive notice that case management is set for 04/11/12; docket same. 04/13/2012(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 06/11/2012(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 08/13/2012(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 10/11/2012(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 12/13/2012(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 02/15/2013(EMB) Telephone call to lender's counsel and judgment is set for 03/27/13; docket same. 02/25/2013(EMB) Receive notice that judgment is set for 03/27/13. 04/03/2013(EMB) Telephone call to lender's counsel and judgment was entered on 03/27/13 in the amount of \$138,544.60, redemption expires 06/28/13 and no sale date is set yet; docket same.

1615 East Central Road Unit 110B Bank of America, N.A . Sergio Ruiz & Rachel Rui aka Rachel Rodriguez	Complaint Filed On: 07/26/2012	File No: 212005.014	Case No: 12 CH 28757	Related Cases: FE-020	Opposing Counsel: 630-794-5300 Gentlemen
	Lien Dates:	Judgment Dates:	Lien Amounts:		
	Assn. Served 08/07/2012	Entered	Assn. Lien \$0.00		Date Closed
	Answer Due 09/06/2012	Redemption	Judgment Amount \$0.00		
	Answer Filed	Sale	Sale Amount \$0.00		
		Confirmed	Amount Paid \$0.00		

Comments:

08/07/2012(SVA) Receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review. 08/07/2012(MER) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 08/08/2012(MER) Monitor status and track progress of foreclosure case filed against unit owner including telephone calls with client and lender's counsel. 09/17/2012(EMB) Receive notice that case management is set for 09/27/12; docket same. 10/05/2012(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 10/09/2012(JDG) Receive telephone call from unit owner regarding foreclosure monitoring fee and explained it is not a recurring monthly charge. 12/07/2012(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 12/26/2012(EMB) Received notice that Plaintiff's Motion for Service by Special Order of the Court is set for 1/11/13. 01/24/2013(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 03/15/2013(EMB) Telephone call to lender's counsel and file is on hold due to loss mitigation. 04/17/2013(EMB) Telephone call to lender's counsel and file is on hold due to loss mitigation.

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1405 East Central Road Unit 316B M&T Bank Monika Pardala	Complaint Filed On: 10/31/2012	File No: 212005.017	Case No: 12 CH 39890	Related Cases:	Opposing Counsel: 312-346-9088 Pierce & Associates
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	Lien Dates:	Judgment Dates:	Lien Amounts:		
	Assn. Served 11/05/2012	Entered 04/18/2013	Assn. Lien \$0.00		Date Closed
	Answer Due 12/05/2012	Redemption	Judgment Amount \$0.00		
	Answer Filed	Sale	Sale Amount \$0.00		
		Confirmed	Amount Paid \$0.00		

Comments:

11/05/2012(SVA) Receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review. 11/07/2012(MER) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 11/07/2012(MER) Monitor status and track progress of foreclosure case filed against unit owner including telephone calls with client and lender's counsel. 12/19/2012(EMB) Receive notice that case management is set for 12/31/12; docket same. 01/11/2013(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 03/15/2013(EMB) Telephone call to lender's counsel and nothing is scheduled; prejudgment. 04/16/2013(EMB) Receive notice that judgment is set for 04/18/13; docket same.

1615 East Central Road Unit 112B BAC Home Loans Servi cing, LP Audrey S. Hakman	Complaint Filed On: 05/03/2010	File No: 212005.018	Case No: 10 CH 19013	Related Cases:	Opposing Counsel: 312-346-9088 Pierce & Associates
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	Lien Dates:	Judgment Dates:	Lien Amounts:		
	Assn. Served 05/10/2010	Entered 11/14/2012	Assn. Lien \$0.00		Date Closed
	Answer Due	Redemption 02/15/2013	Judgment Amount \$136,418.68		
	Answer Filed	Sale 02/19/2013	Sale Amount \$138,873.23		
		Confirmed	Amount Paid \$0.00		

Comments:

11/27/2012(SVA) Receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review. 11/27/2012(MER) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 11/27/2012(MER) Monitor status and track progress of foreclosure case filed against unit owner including telephone calls with client and lender's counsel. 02/06/2013(STK) Review of materials received from manager; telephone call to lender's counsel regarding status; was informed that the judgment of foreclosure was entered on 11/14/12 in the amount of \$136,418.68; redemption period is set to expire on 2/15/13 and the sale has been set for 2/19/13; draft letter to manager regarding same; docket sale date. 03/05/2013(EMB) Telephone call to lender's counsel and sale took place 02/19/13, sold back to the bank in the amount of \$138,873.23, and no confirmation date is set yet; draft letter to manager re same.

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1505 E. Central Road Unit 406A GMAC Mortgage, LLC Tomasz A. Soltys Krzysztof Soltys	Complaint Filed On:		File No:	Case No:	Related Cases:		Opposing Counsel: 630-794-5300 Gentlemen	
	03/01/2013		212005.021	13 CH 6021				
	Lien Dates:		Judgment Dates:		Lien Amounts:			
	Assn. Served	03/05/2013	Entered		Assn. Lien	\$0.00	Date Closed	
	Answer Due	05/03/2013	Redemption		Judgment Amount	\$0.00		
	Answer Filed		Sale		Sale Amount	\$0.00		
			Confirmed		Amount Paid	\$0.00		

Comments:

03/06/2013(SVA) Receive complaint to foreclose; open new file and create spreadsheet; docket dates to follow up; submit to attorney for her review. 03/06/2013(SVA) E-mail from manager indicating that the owner is current on assessments and the Board would like to monitor only. 03/06/2013(MER) Initial research and evaluation of mortgage foreclosure case filed against owner and course of action for association; draft letter to client regarding we will be monitoring status of case to represent client's interest, unless response is received in writing from client requesting other action. 03/06/2013(MER) Monitor status and track progress of foreclosure case filed against unit owner including telephone calls with client and lender's counsel.