



DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

85 WEST ALGONQUIN ROAD, SUITE 420
ARLINGTON HEIGHTS, IL 60005
Phone: (847) 593-5595 - Fax: (847) 593-5632
Website: www.dicklerlaw.com

WRITER'SDIRECTE-MAIL

Sandy@dicklerlaw.com

WRITER'SDIRECTEXTENSION
x206

March 6, 2013

Ms. Lisette Ray
1519 E. Central Road
Arlington Heights, IL 60005

Re: THE DANA POINT CONDOMINIUM ASSOCIATION
vs. Sergio Ruiz and Rachel Rodriguez - 1615 East Central Road, Unit 110B
Our File No. 212005.020

Dear Ms. Ray:

Enclosed please find a copy of the Notice and Demand Letter we sent today to the above-referenced delinquent unit owner(s) to initiate Forcible Entry and Detainer procedures pursuant to your request. We confirm your representation as agent or officer that the Association intends to file suit to collect the amount noted in the Notice & Demand letter at the end of the 35 day period and your direction to us to file suit in this matter.

HOWEVER, AT THE END OF THE THIRTY-FIVE (35) DAY PERIOD SPECIFIED IN THE NOTICE, WE MAY CONTACT YOU TO RECONFIRM THAT WE ARE TO PROCEED AS DIRECTED TO FILE A FORCIBLE ENTRY AND DETAINER ACTION.

If you have questions or comment with regard to this matter, please do not hesitate to contact the undersigned.

Very truly yours,
DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.

Sandra T. Kahn (*digitally signed*)

Encl.

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NOTICE AND DEMAND

March 6, 2013

Our File No.: 212005.020

Sergio Ruiz
Rachel Rodriguez
1615 East Central Road, Unit 110B
Arlington Heights, IL 60005

THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This is your **Notice and Demand** that for the period from January 1, 2013 to March 4, 2013 there is due to the BOARD OF MANAGERS OF THE DANA POINT CONDOMINIUM ASSOCIATION sum of **\$1,478.75** for your proportionate share of the common expenses which may include late charges, repair and maintenance charges, administrative expenses, fines, attorneys' fees, court costs and other charges and expenses charged to and added to your share of the common expenses at the direction of said Association's Board, during the period identified for the premises commonly known as:

1615 East Central Road, Unit 110B
Arlington Heights, IL 60005

In accordance with the Code of Civil Procedure, 735 ILCS Act 5, and in particular, Sections 9-104.1, 9-106.1 and 9-111 and Section 9.2 of the Illinois Condominium Property Act, this is a **Notice and Demand** that you must pay the full amount set forth above within thirty-five (35) days from the date of this **Notice and Demand**. If you do not pay the full amount set forth above within the time period, a lawsuit will be initiated to terminate your right to possession of the unit noted. You must pay the full amount noted to the law firm of DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD., 85 W. Algonquin Road, Suite 420, Arlington Heights, Illinois 60005. **ONLY FULL PAYMENT OF ALL AMOUNTS DEMANDED IN THIS NOTICE WILL INVALIDATE THE DEMAND UNLESS THE PERSON CLAIMING POSSESSION OR HIS OR HER AGENT OR ATTORNEY, AGREES IN WRITING TO WITHDRAW THE DEMAND IN EXCHANGE FOR RECEIVING PARTIAL PAYMENT.**

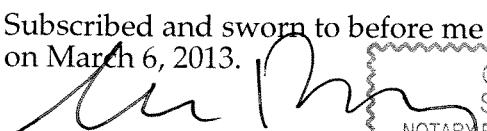
BOARD OF MANAGERS OF THE DANA POINT CONDOMINIUM ASSOCIATION

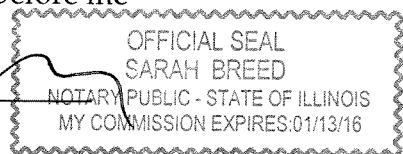


PROOF OF SERVICE

The undersigned, being first duly sworn on oath, deposes and states that she served a copy of the foregoing by enclosing same in an envelope addressed to the above party at the above address and depositing same in the U.S. Mail at Arlington Heights, Illinois, via certified mail, return receipt requested and regular mail before 5:00 P.M. on the date noted above, with proper postage prepaid.

Subscribed and sworn to before me
on March 6, 2013.


Notary Public



NOTICE OF DEBT

March 6, 2013

Our File No.: 212005.020

Sergio Ruiz
Rachel Rodriguez
1615 East Central Road, Unit 110B
Arlington Heights, IL 60005

AMOUNT OF DEBT: \$1,478.75

CREDITOR: Board of Managers of THE DANA POINT CONDOMINIUM ASSOCIATION

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

If you want to resolve this matter without further action, you must pay the above amount due within thirty-five (35) days from the date of the Notice and Demand. If you do not make full payment within thirty-five (35) days from the date of the Notice and Demand, we will be entitled to file a lawsuit to seek to terminate your right to possession of the unit identified above when the thirty-five (35) day Notice and Demand period is over. We will not proceed until that thirty-five (35) day Notice and Demand period is over.

Federal law gives you thirty (30) days after you receive this notice to dispute the validity of the debt or any part of it. 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 within thirty (30) days from receiving this notice that the debt, or any portion thereof, is disputed, 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 within thirty (30) days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

The law does not require that we wait until the end of the thirty (30) day period from the time you receive this Notice of Debt before proceeding with further action to collect this debt, if thirty-five (35) days from the date of the Notice and Demand has already passed. After thirty-five (35) from the date of the Notice and Demand, we can proceed with further action. If, however, you request proof of the debt or the name and address of the original creditor within the thirty (30) day period that begins with your receipt of this notice, the law requires that we suspend our efforts to collect the debt (through litigation or otherwise) until we mail you the requested information.

BY: DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.
85 W. ALGONQUIN RD. - SUITE #420
ARLINGTON HEIGHTS, IL 60005
(847) 593-5595

212005.020

Lieberman Management Services, Inc.
Occupant Ledger

11:10 AM

Prepared By: LMS

Unit Reference Number:	00-0554-F110 01	Occupant Type:	Current
Property Name:	THE DANA POINT CONDOMINIUM ASSOCIATION		
Name:	Sergio Ruiz		
Address:	1615 E Central Rd 110B		
City, State, Zip:	Arlington Hghts IL 60005	Unit Number:	F110

Bill To: Sergio Ruiz or Rachel Rodriguez 1615 E Central Rd 110B Arlington Heights, IL 60005

Account Balance: \$1,222.64

Notice & Demand \$175.00

Tract Book Search \$40.00

Review Tract Search \$35.00

Certified Postage \$ 6.11

TOTAL \$ 1,478.75

Charge Schedule							
Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Current Charge Amount	Increase Date	New Amount
AM	Monthly Assessment	MO	01/01/2013	12/31/2013	310.88	N/A	N/A

Chronological History						
Date	Code	Description	Chg. Amount	Adj. / Credit Amount	Balance	
03/01/2013	Chg AM	Monthly Assessment	310.88		1,222.64	
02/01/2013	Chg AM	Monthly Assessment	310.88		911.76	
01/25/2013	Chg LG	Prev Agnt BF-LG	290.00		600.88	
01/01/2013	Chg AM	Monthly Assessment	310.88		310.88	