

750 West Lake Cook Road, Suite 350  
Buffalo Grove, Illinois 60089-2073  
TEL: 847.537.0500  
FAX: 847.537.0550

134 North LaSalle Street, Suite 1600  
Chicago, Illinois 60602-1159  
TEL: 312.372.3227  
FAX: 312.372.4646

LAW OFFICES OF

**KOVITZ  
SHIFRIN  
NESBIT**

*A Professional Corporation*

WEB: [www.ksnlaw.com](http://www.ksnlaw.com)

1220 Iroquois Avenue, Suite 100  
Naperville, Illinois 60563  
TEL: 630.717.6100  
FAX: 630.548.5568

209 Eighth Street  
Racine, Wisconsin 53403  
TEL: 262.634.6750

March 30, 2010

**Dana Point Condominium Association  
c/o Angela Simic  
1519 East Central Road  
Arlington Heights, IL 60005**

Writer's Direct No.: 847.777.7250  
Writer's Direct Fax: 847.777.7364  
Writer's E-Mail: [rkapustka@ksnlaw.com](mailto:rkapustka@ksnlaw.com)

**Reply to: Buffalo Grove**

**Re: Dana Point Condominium Assn  
Owner - Michaels, Nancy  
Address - 1415 E. Central Rd., Unit 114B**

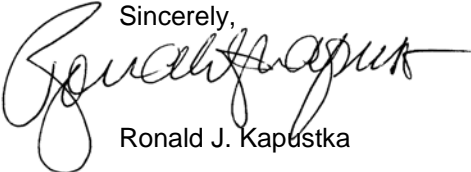
Dear Management:

We have received notification from counsel for the mortgage lender that the above captioned property is scheduled for Sheriff's sale. The sale date will take place on May 5, 2010. The opening bid amount will depend on the addition of subsequent interest, costs, and payment of real estate taxes.

Once this sale takes place, the Association's lien will be extinguished. Please note that the changes to the Illinois Condominium Property Act as of January 1, 2007 provides that when a unit that is sold pursuant to a mortgage foreclosure action to a third party (not the lender) the purchaser shall be liable for six (6) months of the past due assessments. This amount can be billed to the new owner immediately. If the unit goes to the lender, the lender is not liable for this amount, however, when the unit is sold by the lender, the six month amount can be included on the Paid Assessment Letter issued to the lender. That amount must be paid to the Association (by the new buyer) prior to the closing on the unit. If the lender is the successful bidder at the sale, they will only be responsible for assessments beginning June. If we do not hear from you, we will assume that the Association has no interest in attending or bidding at the sale. PLEASE NOTE THAT THE NEW CONDO ACT LAW REGARDING THE COLLECTION OF SIX MONTHS OF PAST DUE ASSESSMENTS PERTAINS ONLY TO CONDOMINIUM ASSOCIATIONS. IT DOES NOT APPLY TO TOWNHOME, HOMEOWNERS, IMPROVEMENT OR COMMUNITY ASSOCIATIONS.

If the Association is currently renting out the unit, the tenant should be immediately advised that a sale is pending and that the tenant must vacate the unit within 30 days from the sale date. It is very important that the Association's tenant be served with a **Notice of Termination of Tenancy prior** to the sale date. If the Association wants us to handle that for it, please contact me, in writing, immediately, otherwise we will take no action with regard to the tenant.

If you have any further questions, please call me.

Sincerely,  
  
Ronald J. Kapustka

RJK/cmk  
CDA01-61103