



Via E-mail  
January 26, 2012

Jim Slowikowski, Attorney at Law  
Dickler, Kahn, Slowikowski & Zavell, Ltd  
85 W. Algonquin Road, Suite 420  
Arlington Heights, IL 60005

Dear Mr. Slowikowski:

Included with this letter are assessment ledgers, reflecting the balances as of this writing, for the following homeowners:

Stephanie Rubinkowski-Platt  
1515 E. Central Road #119C, Arlington Heights, Illinois 60005  
Account #34-10-1020-119C- 5                      Account Balance: \$ 940.23

Michael Locascio & Nicole Acerenza  
1615 E. Central Road #422C, Arlington Heights, Illinois 60005  
Account #34-10-1050-422C- 3                      Account Balance: \$ 1,967.54

Please accept this letter as authorization to begin collection.

Respectfully,

PROPERTY SPECIALISTS, INC.  
As Managing Agent Only, For:  
DANA POINT CONDOMINIUM ASSOC.

Mitchell Swiatek  
CC: Janice Costa, Property Manager

101

**Mitch Swiatek**

---

**From:** Sue Kuhnle  
**Sent:** Thursday, January 19, 2012 12:10 PM  
**To:** Mitch Swiatek  
**Subject:** ACCOUNTS FOR COLLECTION  
**Attachments:** 20120119131242.pdf

Hi Mitch,

Attached are two account ledgers that need to be turned over for legal collection. Thanks.

Sue Kuhnle  
Dana Point Condominium Association  
1519 E. Central Road  
Arlington Heights, IL 60005  
Phone: 847-228-5176  
Fax: 847-228-5190

**Resident Transaction Report**  
**DANA POINT**  
**01/01/2011 to: 01/19/2012**

Loc ID#: 10-1050 DN PNT CND ASS 1615  
 Arlington Hghts, IL 60005

Resident	Type	Date	CC Description	Check No	Amount	Balance
422C 3	Michael Locascio	App# 60207			Beg Bal	472.25
	Nicole Acerenza	Chg 01/01/2011	as Monthly Assessment		457.01	929.26
	1615 E. Central Road, #422C	Pay 01/06/2011	Lckbx Pmt 000013		-447.25	482.01
	Arlington Hts., IL 60005	Cr 01/14/2011	lc Waive 12/10 LC-JC		-25.00	457.01
		Pay 01/24/2011	Lckbx Pmt 000013		-457.01	0.00
		Chg 02/01/2011	as Monthly Assessment		457.01	457.01
		Pay 02/24/2011	Lckbx Pmt 000013		-457.01	0.00
		Chg 03/01/2011	as Monthly Assessment		457.01	457.01
		Pay 03/30/2011	Lckbx Pmt 00001398		-457.01	0.00
		Chg 04/01/2011	as Monthly Assessment		457.01	457.01
		Chg 04/21/2011	LK Building Key		25.00	482.01
		Pay 04/22/2011	PAYMENT 1002		-25.00	457.01
		Chg 04/29/2011	MI Building Garage Key		25.00	482.01
		Chg 04/30/2011	lc Late Charge		25.00	507.01
		Chg 05/01/2011	as Monthly Assessment		457.01	964.02
		Pay 05/03/2011	Building Key 1003		-25.00	939.02
		Pay 05/05/2011	Lckbx Pmt 00001004		-457.01	482.01
		Cr 05/13/2011	lc Waive 04/11 LC-JC		-25.00	457.01
		Pay 05/13/2011	Lckbx Pmt 00001005		-457.01	0.00
		Chg 06/01/2011	as Monthly Assessment		457.01	457.01
		Chg 06/30/2011	lc Late Charge		25.00	482.01
		Chg 07/01/2011	as Monthly Assessment		457.01	939.02
		Pay 07/05/2011	Lckbx Pmt 00000104		-457.01	482.01
		Cr 07/12/2011	lc Waive 06/11 LC-JC		-25.00	457.01
		Chg 08/01/2011	as Monthly Assessment		457.01	914.02
		Pay 08/08/2011	Lckbx Pmt 00000112		-457.01	457.01
		Chg 09/01/2011	as Monthly Assessment		457.01	914.02
		Chg 09/01/2011	LR LEGAL REP-RE TAX		98.00	1,012.02
		Pay 09/06/2011	Lckbx Pmt 00000118		-98.00	914.02
		Pay 09/06/2011	Lckbx Pmt 00000117		-457.01	457.01
		Chg 10/01/2011	as Monthly Assessment		457.01	914.02
		Pay 10/03/2011	Lckbx Pmt 00000126		-457.01	457.01
		Chg 11/01/2011	as Monthly Assessment		457.01	914.02
		Chg 11/30/2011	lc Late Charge		25.00	939.02
		Chg 12/01/2011	as Monthly Assessment		457.01	1,396.03
		Chg 12/30/2011	lc Late Charge		25.00	1,421.03
		Chg 01/01/2012	as Monthly Assessment		471.51	1,892.54
					Res Balance	1,892.54

1,967.54

*[Handwritten Signature]*