



Robert Nesbit, Attorney at Law
Kovitz, Shifrin & Nesbit
750 Lake Cook Road Suite 350
Buffalo Grove, Illinois 60089

Via E-mail
May 4, 2010

Dear Mr. Nesbit:

Included with this letter is an assessment ledger, reflecting balance as of this writing, for the following homeowner:

Patty Sebastian

1405 E. Central Road #220C, Arlington Heights, Illinois 60005

Account #34-101-01-0220C-4

Account Balance: \$ 2,559.19

Account #34-501-01-0220C-4

Account Balance: \$ 1,045.74

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

Resident Transaction Report
Dana Point Condominium
01/01/1900 to: 04/28/2010

Loc ID#: 50-1010 Dana Point Condomini
 1405 E Central Rd
 Arlington Heigh, IL 60005

1,045.74

Resident	Type	Date	CC Description	Check No	Amount	Balance
220C 4	Patty Sebastian	App#	83808		Beg Bal	0.00
1405 E. Central	220C	Chg	01/01/2008 sa SPECIAL ASMT		174.29	174.29
Arlington Heigh IL 60005		Chg	02/01/2008 sa SPECIAL ASMT		174.29	348.58
		Pay	02/06/2008 Direct Debit		-174.29	174.29
		Chg	03/01/2008 sa SPECIAL ASMT		174.29	348.58
		Pay	03/14/2008 Direct Debit		-174.29	174.29
		Chg	04/01/2008 sa SPECIAL ASMT		174.29	348.58
		Pay	04/15/2008 Direct Debit		-174.29	174.29
		Chg	05/01/2008 sa SPECIAL ASMT		174.29	348.58
		Pay	05/15/2008 Direct Debit		-174.29	174.29
		Chg	06/01/2008 sa SPECIAL ASMT		174.29	348.58
		Pay	06/16/2008 Direct Debit		-174.29	174.29
		Chg	07/01/2008 sa SPECIAL ASMT		174.29	348.58
		Pay	07/15/2008 Direct Debit		-174.29	174.29
		Pay	07/28/2008 Lckbx Pmt 00112232		-174.29	0.00
		Chg	08/01/2008 sa SPECIAL ASMT		174.29	174.29
		Pay	08/11/2008 Lckbx Pmt 00627757		-174.29	0.00
		Chg	09/01/2008 sa SPECIAL ASMT		174.29	174.29
		Pay	09/11/2008 Lckbx Pmt 00739774		-174.29	0.00
		Chg	10/01/2008 sa SPECIAL ASMT		174.29	174.29
		Pay	10/10/2008 Lckbx Pmt 00860415		-174.29	0.00
		Chg	11/01/2008 sa SPECIAL ASMT		174.29	174.29
		Pay	11/10/2008 PAYMENT 10999093		-174.29	0.00
		Chg	12/01/2008 sa SPECIAL ASMT		174.29	174.29
		Pay	12/10/2008 PAYMENT 12092241		-174.29	0.00
		Chg	01/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	01/13/2009 PAYMENT 13211560		-174.29	0.00
		Chg	02/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	02/12/2009 PAYMENT 14325884		-174.29	0.00
		Chg	03/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	03/16/2009 Lckbx Pmt 00352548		-174.29	0.00
		Chg	04/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	04/15/2009 PAYMENT 16467555		-174.29	0.00
		Chg	05/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	05/13/2009 Lckbx Pmt 00524884		-174.29	0.00
		Chg	06/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	06/11/2009 PAYMENT 18601572		-174.29	0.00
		Chg	07/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	07/09/2009 PAYMENT 19660659		-174.29	0.00
		Chg	08/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	08/05/2009 PAYMENT 20738921		-174.29	0.00
		Chg	09/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	09/08/2009 PAYMENT 21795139		-174.29	0.00
		Chg	10/01/2009 sa SPECIAL ASMT		174.29	174.29
		Pay	10/06/2009 PAYMENT 22843842		-174.29	0.00
		Chg	11/01/2009 sa SPECIAL ASMT		174.29	174.29

Resident Transaction Report
Dana Point Condominium
01/01/1900 to: 04/28/2010

Loc ID#: 50-1010 Dana Point Condomini
1405 E Central Rd
Arlington Heigh, IL 60005

Resident	Type	Date	CC Description	Check No	Amount	Balance
	Pay	11/10/2009	PAYMENT	23930656	-174.29	0.00
	Chg	12/01/2009	sa SPECIAL ASMT		174.29	174.29
	Chg	01/01/2010	sa SPECIAL ASMT		174.29	348.58
	Chg	02/01/2010	sa SPECIAL ASMT		174.29	522.87
	Chg	03/01/2010	sa SPECIAL ASMT		174.29	697.16
	Chg	04/01/2010	sa SPECIAL ASMT		174.29	871.45
					Res Balance	871.45

Resident Transaction Report

DANA POINT

01/01/1900 to: 04/28/2010

Loc ID#: 10-1010 DN PNT CND ASS 1405
Arlington Hts, IL 60004

2,559.19

Resident	Type	Date	CC Description	Check No	Amount	Balance
220C 4			App# 80851		Beg Bal	0.00
Patty Sebastian						
1405 E. Central Road, #220C	Chg	08/03/2007	AS Monthly Assesment		393.42	393.42
Arlington Hts. IL 60005	Chg	08/03/2007	MF Moving Fee		150.00	543.42
	Pay	08/07/2007	PAYMENT 1076		-150.00	393.42
	Chg	09/01/2007	AS Monthly Assesment		393.42	786.84
	Pay	09/21/2007	PAYMENT 1081		-393.50	393.34
	Chg	10/01/2007	AS Monthly Assesment		393.42	786.76
	Pay	10/04/2007	Direct Debit		-393.42	393.34
	Chg	11/01/2007	AS Monthly Assesment		393.42	786.76
	Pay	11/05/2007	Direct Debit		-393.42	393.34
	Chg	12/01/2007	AS Monthly Assesment		393.42	786.76
	Pay	12/05/2007	Direct Debit		-393.42	393.34
	Chg	01/01/2008	AS Monthly Assesment		408.17	801.51
	Pay	01/04/2008	Direct Debit		-408.17	393.34
	Chg	02/01/2008	AS Monthly Assesment		408.17	801.51
	Pay	02/06/2008	Direct Debit		-408.17	393.34
	Chg	03/01/2008	AS Monthly Assesment		408.17	801.51
	Pay	03/05/2008	Direct Debit		-408.17	393.34
	Chg	04/01/2008	AS Monthly Assesment		408.17	801.51
	Pay	04/04/2008	Direct Debit		-408.17	393.34
	Chg	05/01/2008	AS Monthly Assesment		408.17	801.51
	Pay	05/05/2008	Direct Debit		-408.17	393.34
	Chg	05/21/2008	LK Mailbox Key		10.00	403.34
	Pay	05/23/2008	PAYMENT 1098		-10.00	393.34
	Chg	06/01/2008	AS Monthly Assesment		408.17	801.51
	Pay	06/04/2008	Direct Debit		-408.17	393.34
	Chg	07/01/2008	AS Monthly Assesment		408.17	801.51
	Pay	07/03/2008	Direct Debit		-408.17	393.34
	Pay	07/28/2008	Lckbx Pmt 00088481		-408.17	-14.83
	Chg	08/01/2008	AS Monthly Assesment		408.17	393.34
	Pay	08/11/2008	Lckbx Pmt 00565855		-408.17	-14.83
	Chg	09/01/2008	AS Monthly Assesment		408.17	393.34
	Pay	09/11/2008	Lckbx Pmt 00694754		-408.17	-14.83
	Chg	10/01/2008	AS Monthly Assesment		408.17	393.34
	Pay	10/14/2008	Lckbx Pmt 00800412		-408.17	-14.83
	Chg	11/01/2008	AS Monthly Assesment		408.17	393.34
	Pay	11/14/2008	PAYMENT 10943329		-408.17	-14.83
	Chg	12/01/2008	AS Monthly Assesment		408.17	393.34
	Pay	12/10/2008	PAYMENT 12035833		-408.17	-14.83
	Chg	01/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	01/13/2009	PAYMENT 13161396		-408.17	-14.83
	Chg	02/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	02/17/2009	PAYMENT 14278487		-408.17	-14.83
	Chg	03/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	03/16/2009	Lckbx Pmt 00304399		-408.17	-14.83
	Chg	04/01/2009	AS Monthly Assesment		408.17	393.34

Please put in
Collections
for my special
assessments

Resident Transaction Report
DANA POINT
01/01/1900 to: 04/28/2010

Loc ID#: 10-1010 DN PNT CND ASS 1405
Arlington Hts, IL 60004

Resident	Type	Date	CC Description	Check No	Amount	Balance
	Pay	04/09/2009	PAYMENT 16409519		-408.17	-14.83
	Chg	05/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	05/13/2009	Lckbx Pmt 00465100		-408.17	-14.83
	Chg	06/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	06/09/2009	PAYMENT 18549115		-408.17	-14.83
	Chg	07/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	07/09/2009	PAYMENT 19601519		-408.17	-14.83
	Chg	08/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	08/10/2009	PAYMENT 20684018		-408.17	-14.83
	Chg	09/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	09/09/2009	PAYMENT 21737098		-408.17	-14.83
	Chg	10/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	10/06/2009	PAYMENT 22785955		-408.17	-14.83
	Chg	11/01/2009	AS Monthly Assesment		408.17	393.34
	Pay	11/10/2009	PAYMENT 23884219		-408.17	-14.83
	Chg	12/01/2009	AS Monthly Assesment		408.17	393.34
	Chg	12/30/2009	lc Late Charge		25.00	418.34
	Chg	01/01/2010	AS Monthly Assessment		408.17	826.51
	Chg	01/30/2010	lc Late Charge		25.00	851.51
	Chg	02/01/2010	AS Monthly Assessment		408.17	1,259.68
	Chg	02/28/2010	lc Late Charge		25.00	1,284.68
	Chg	03/01/2010	AS Monthly Assessment		408.17	1,692.85
	Chg	03/30/2010	lc Late Charge		25.00	1,717.85
	Chg	04/01/2010	AS Monthly Assessment		408.17	2,126.02
	Res Balance					2,126.02