

# **lms** lieberman management services

March 24, 2013

TO: Whom It May Concern

RE: Sale from BAC Homes  
To Tatiana Chigova  
1615 E. Central Rd. #422C  
Arlington Heights, IL 60005

To Whom It May Concern:

This letter will verify the status of account with THE DANA POINT CONDOMINIUM ASSOCIATION for the above-referenced unit.

The monthly assessment for this unit is \$485.16. **The sum of \$587.46 is due for the common expenses from (the month after the foreclosure sale) through March 31, 2013.**

**Pursuant to Sections 9(g)(1) and (g)(4) of the Illinois Condominium Property Act, the sum of 2,979.06 is due for the six months of assessments immediately preceding the filing of the forcible entry and detainer action (collection action) against the former owner of this unit. In addition, pursuant to this statute, the sum of \$1,848.75 is due for the legal fees incurred in this forcible entry and detainer action.**

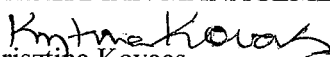
**Unless the full amount owed of \$5,415.27 is paid to the Association from the proceeds of this closing, the Association does not waive any of its lien rights and this financial obligation remains as a continuing lien against the unit and the new owners.**

The Board of Directors of THE DANA POINT CONDOMINIUM ASSOCIATION does not have the right of first refusal.

**In accordance with the Illinois Condominium Property Act**, the buyer is responsible for obtaining from the seller a copy of the Declaration, By-Laws and Rules and Regulations, if applicable, of the Association. If the buyer is unable to obtain these documents from the seller, the buyer must obtain a copy from Lieberman Management Services. There is a charge for these documents. To obtain a certificate of insurance please contact Bradish Insurance at (847)259-2400.

All assessments are due and payable on the first day of each month. **If payments are received after the late date of the 15<sup>th</sup>, the account will be assessed a late fee of \$25.00.** Lieberman Management Services assumes no responsibility for pro-ration of assessments to the date of closing. Any such pro-rations are to be arranged between seller and purchaser. Only payments in the full amount due will be accepted. The purchasers are hereby notified of his/her obligation to advise our office of the date this closing is finalized. Coupon booklets for the new owners' monthly assessment payments will be ordered **ONLY AFTER NOTIFICATION OF CLOSING HAS BEEN GIVEN TO OUR OFFICE.** Lack of said notification will not relieve the owner of his/her responsibility of making timely payments, nor will it invalidate incurred late charges. Please fax a final signed HUD-1 to 847-459-3003 after closing.

Very truly yours,  
LIEBERMAN MANAGEMENT SERVICES, INC.

  
Krisztina Kovacs  
Closing Department

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March 24, 2013

Tatiana Chigova  
(RE: 1615 E. Central Rd. #422 C)  
172 E. River Rd #K  
Des Plaines, IL. 60016

Dear Tatiana:

Congratulations on your impending purchase at THE DANA POINT CONDOMINIUM ASSOCIATION!

Lieberman Management Services, Inc. is proud to be your property management company. As a leader in the industry, we have been in business since 1971, providing stellar service to over 35,000 homeowners. We wish to welcome you and look forward to working with you.

As a new homeowner, it is imperative you complete the following steps:

- ❖ **Call Lieberman's Resident Services Team at 847-459-0000 after your closing to order your coupon book. Failure to provide this information promptly may result in overdue payments and late fees. You will also receive your Assessment and Account information at this time.**
- ❖ **Notify LMS Resident Services at 847-459-0000 if the sale is not completed.**
- ❖ **Fax your Settlement Statement page from closing to Lieberman's Accounting department at 847-459-3003 (Detailed amounts are not required and can be blocked out.) We need address of property, closing date and Seller and Buyer names as on this page for proof of legal ownership.**
- ❖ **Your coupon book will be sent to you approximately four to six weeks after you call Lieberman and provide the Settlement page.**

Thank you for your cooperation.

Sincerely,

LIEBERMAN MANAGEMENT SERVICES (as agent)

**Resident Transaction Report**  
**The Dana Point Condo**  
**01/01/2000 to: 03/24/2013**

Loc ID: 00-0554 The Dana Point Condo  
 Arlington Hghts, IL 60005

Management Co: Lieberman Management Services  
 25 Northwest Point Bld Ste 330  
 Elk Grve Vllge, IL 60007

Type	Date	CC Description	Check No	Amount	Balance
F422 01		Federal Home Loan Mortgage Corpor App# 94002		Beg Bal	0.00
BAC Home Loans	Chg 01/01/2013	AM Monthly Assessment		485.16	485.16
(Re:1615 E Central Rd 422C)	Pay 01/10/2013	Lckbx Pmt 16855		-471.51	13.65
4161 Piedmont Pkwy	Chg 01/25/2013	LT Prev Agnt BF-LT		50.00	63.65
Greensboro NC 27410	Chg 02/01/2013	AM Monthly Assessment		485.16	548.81
	Chg 03/01/2013	AM Monthly Assessment		485.16	1,033.97
	Pay 03/01/2013	Lckbx Pmt 32136		-471.51	562.46
	Chg 03/05/2013	AM 6 Mon Frclsr Assmts		2,829.06	3,391.52
	Chg 03/05/2013	LT 6 Mn Frclsr Late Fee		150.00	3,541.52
	Chg 03/05/2013	LG Pre Frclsr Legal Fee		1,848.75	5,390.27
	Chg 03/18/2013	LF Late Fee		25.00	5,415.27
				Res Balance	5,415.27

6 months

Legal

Bank

AM  $471.51 \times 6 = 2,829.06$   
 LT  $2500 \times 6 = 15000$

\$ 2,979.06

\$ 1,848.75

\$ 587.46