

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2024-009381

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

9:38 AM 2024 Mar 22

SWORN STATEMENT AND NOTICE OF INTENTION TO HOLD LIEN

Date: February 26, 2024

To: Dusan Basaric and Milan Basaric
2331 99th St. #2B
Highland, IN 46322

Lienholder: Eagle Pointe Condominiums Inc. II
P.O. Box 1082
Crown Point, IN 46307

YOU ARE HEREBY NOTIFIED that Eagle Pointe Condominiums Inc. II, (hereinafter called "Claimant") whose address is P.O. Box 1082, Crown Point, IN 46307, intends to hold a Lien on all the right, title and interest of the owner, legal or equitable, in the following described real estate:

UNIT 2F OF EAGLE POINTE CONDOMINIUM, INC II AS CREATED BY A DECLARATION RECORDED IN INSTRUMENT NUMBER 95076268 RE-RECORDED 95076616 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER BOOK 79, PAGE 68 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 2003 103008 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Commonly known as 2331 99th St. #2B, Highland, Indiana, and on improvements thereon for the principal amount of Three Thousand Ten Dollars and 00/100 (\$3,010.00) as of February 16, 2024, which consists of: (i) Two Thousand Five Hundred Seventy-Five Dollars and 00/100 (\$2,575.00) for assessments/dues/judgment due to the Claimant in relation to the above reference real estate together with interest on said amount at the rate of 18% per annum as of February 16, 2024, and (ii) Three Hundred Seventy-Five Dollars (\$375.00) for reasonable attorney's fees, and (iii) Sixty Dollars (\$60.00) for costs associated with the filing of this lien and enforcement of the assessments or dues. All of said amounts were due in respect to the aforementioned real estate in accordance with Article X, Section 10 of the Declaration of Condominium Ownership of Eagle Pointe Condominiums Inc. II and recorded as document number 2011 003995 as Recorded at the Lake County Recorder's office.

All of said amounts were due in respect to the aforementioned real estate in accordance with the covenants and by-laws of Eagle Pointe Condominiums Inc. II.

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Eagle Pointe Condominiums Inc. II

By: Carol Kenneally
Carol Kenneally, SC Property Management, LLC
Property Manager for: Eagle Pointe Condominiums Inc. II

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, personally appeared Carolin Kenneally, of SC Property Management, LLC, the Property Manager for Eagle Pointe Condominiums Inc. II, who acknowledged the execution of the foregoing Sworn Statement and Notice of Intention to Hold Lien, and who, having been duly sworn, under the penalties of perjury, stated that the matters therein set forth are true and correct to the best of her knowledge and belief.

WITNESS my hand and Notarial Seal this 5th day of March, 2024.

Laura Murphy
Notary Public

My Commission Expires: 11/07/2031
County of Resident: LAKE



The undersigned, duly elected and Recorder of Lake County, Indiana, does hereby certify that a duplicate of Sworn Statement and Notice of Intention to Hold Lien asserted by Eagle Pointe Condominiums Inc. II, was mailed by first class mail to the property owners named above to the latest address for such owners as shown on the property tax records of Lake County, Indiana, or interest holders in the real estate and improvements thereon, this _____ day of _____, 2024.

RECORDER OF LAKE COUNTY, INDIANA

By: _____
DEPUTY CLERK

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[Signature]

Return to: Gerald Finkhinger, III, Attorney at Law
Smith & Finkhinger, P.C.
2260 W. 93rd Avenue, Merrillville, IN 46410
(219) 769-2051