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2021R05434
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2021R05434
JULIE A. BLISS
BOONE COUNTY CLERK & RECORDER
RECORDED ON
07/26/2021 01:32 PM
Number of Pages: 4
REC FEE 47.00

IN THE OFFICE OF THE RECORDER OF DEEDS BOONE COUNTY, ILLINOIS

Village of Poplar Grove, an Illinois municipal corporation, Lien Creditor-Supplier

vs.

Muhammad Burhan Ud Din JanJua
7065 Forest Glen Drive, Apt. D
Rockford, IL 61114

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

NOTICE OF LIEN

Notice is hereby given that the Village of Poplar Grove, an Illinois municipal corporation duly organized and existing under the laws of the State of Illinois, by and through its attorney, Roxanne Sosnowski, hereby claims and files notice of the following lien upon the below-described property ("Property"): an unpaid water/sewer charges lien pursuant to 65 ILCS 5/11-139-8 of the Illinois Municipal Code in the amount of Four Hundred Eighty-Seven Dollars & 53/100 Cents ($487.53) plus any subsequent charges against the Property (the "Services"). The following Services have been rendered upon the Property:

> Services - Provided the premises with the use and service of its water/sewerage system, and the reasonable charges due for such use and service, as established by Village of Poplar Grove Code of Ordinances Section 6-2-4-2, from August 15, 2020 through October 30, 2020.

The owner or reputed owner of the Property and the persons to whom was sent the tax bill for the general taxes on the Property for the taxable year immediately preceding the Services is:

Muhammad Burhan Ud Din JanJua
7065 Forest Glen Drive, Apt. D
Rockford, IL 61114

JanJua Muhammed Burhan Ud Din
537 Prairie Point Drive
Poplar Grove, IL 61065

The Property is commonly known as and legally described as follows:

> THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: LOT ONE HUNDRED EIGHTY (180) AS DESIGNATED UPON PLAT NO. 4 OF PRAIRIE GREEN OF POPLAR GROVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 11,

TOWNSHIP 44 NORTH, RANGE 3, EAST OF THE 3RD PRINCIPAL MERIDIAN, THE PLAT OF WHICH WAS RECORDED SEPTEMBER 30, 2004 AS DOCUMENT NO. 2004R11613 IN PLAT INDEX FILE ENVELOPE 303-B IN THE RECORDER'S OFFICE OF BOONE COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF BOONE AND STATE OF ILLINOIS. TAX ID: 05-11-227-033

537 Prairie Point Drive
Poplar Grove, IL 61065

PIN: 05-11-227-033

The instant lien for the Services is occasioned by the Property owner's failure to pay the water/sewer bill for the Property as evidenced by the Water/Sewer Bills due November 20, 2020.

Further, the owners of the Property were notified via the additional invoices dated January 14, 2021 that the required fees for the use and service of the water/sewerage system for the Property remained unpaid. These notices/invoices, along with prior notices sent in the past, have not been acted upon by the property owner.

The total claim of lien in the amount of $487.53 reflects the amount of costs and expenses incurred between August 15, 2020 through October 30, 2020 for unpaid water/sewer bills, plus filing costs, set forth as follows:

Water/Sewerage Expenses of $440.53 incurred between August 15, 2020 and October 30, 2020 and Filing Costs of $47.00

Pursuant to Title 6, Chapter 2, Section 6-2-4-3 of the Village of Poplar Grove's Code of Ordinances, the unpaid amount for the Services became delinquent when such charges for services were not paid by the (26th) day following rendition of the bill for service.

A copy of this Notice of Lien has been served upon the owner of the Property, Muhammad Burhan Ud Din JanJua, as well as the persons to whom was sent the tax bill for the general taxes on the Property for the taxable year immediately preceding the Work and Services, by certified mail.

The total amount now needed to satisfy the outstanding lien balance is $487.53, which sum is presently due and owing to the Claimant and remains unpaid, after deducting all just credits and offsets.

VILLAGE OF POPLAR GROVE

By: _____
ROXANNE SOSNOWSKI
Attorney for Village of Poplar Grove

Claimant: VILLAGE OF POPLAR GROVE
Address of Claimant: Village Hall
200 N. Hill Street
Poplar Grove, IL 61065

SUBSCRIBED and SWORN to

before me, on July 26, 2021

OFFICIAL SEAL
MEGAN REFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/20/23

Megan Reff
Notary Public

Prepared by and Return to
Attorney Roxanne Sosnowski
SOSNOWSKI SZETO, LLP
6735 Vistagreen Way, Suite 300
Rockford, Illinois 61107
(815) 900-7272

AFFIDAVIT OF MAILING

STATE OF ILLINOIS)
)**SS.**
COUNTY OF WINNEBAGO)

I, Roxanne Sosnowski, being first duly sworn on oath depose and says that I sent via certified mail the within Notice of Lien upon the within named:

JanJua Muhammed Burhan Ud Din
537 Prairie Point Drive
Poplar Grove, IL 61065

Muhammad Burhan Ud Din JanJua
7065 Forest Glen Drive, Apt. # D
Rockford, IL 61114

By delivering a true and correct copy of same at the address(es) as shown above. That I sealed said envelope(s) and placed sufficient U.S. postage on it: that I deposited said envelope(s) so sealed and stamped in the United States Mail at Rockford, Illinois on the 26 day of July, 2021.

Roxanne Sosnowski,
Attorney for Village of Poplar Grove

Subscribed and sworn to before me
this 26th day of July, 2021.

Megan Reff
Notary Public

OFFICIAL SEAL
MEGAN REFF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/20/23