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August 3, 2006

TO: ALL UNIT OWNERS  
VANGUARD LOFTS CONDOMINIUM ASSOCIATION

RE: 2006 TRIENNIAL REASSESSMENT OF REAL ESTATE TAXES  
AND PEDESTRIAN GATE

FROM: Loretta Wheeler, Property Manager

The Board of Directors on behalf of the Vanguard Lofts Condominium Association has retained the services of the Law Firm of Elliot & Associates to contest the Cook County Assessor's valuation of units at Vanguard Lofts Condominium Association for the tax years of 2006, 2007 and 2008. The attorneys will be working on a contingent fee, if they reduce your tax liability; there will be a charge of 6% -7% of the projected tax savings for each year of the triennial assessment period.

If you wish to pursue an individual appeal for your unit, you must inform Management of your intent in writing by August 12, 2006. Only one appeal can be made for each Real Estate tax ID# number. You can fax or email your notification to me at 312-829-8950 fax or email at [lw@condomanagement.com](mailto:lw@condomanagement.com).

Please try to use the Pedestrian gate when walking your dog as much as possible. The Pedestrian gate was installed to reduce the wear on the large guest parking lot gate. Your cooperation is much appreciated. The key to the small pedestrian gate is the same as the key to the building. Please inform your household of this request.

Do not allow your dog to urinate or defecate on the parkway. Your Association spends almost a \$1,000 each year to put down new grass, plus there are countless hours the janitor spends watering the grass. Within a month after installing the grass, this year, it looks like it has never been replaced. If you are seen allowing your dog use the parkway for a bathroom, you are subject to a fine.

If you should have any questions, please call me at 312-829-8900 ext. 18.