



# KAISER, SHEPHERD & NAKON, P.C.

ATTORNEYS AT LAW

121 EAST LIBERTY STREET, SUITE 3  
WAUCONDA, ILLINOIS 60084-1929  
TELEPHONE: (847) 526-0626  
FAX: (847) 526-7456  
WWW.KSNFIRM.COM

JAMES W. KAISER  
JKAISER@KSNFIRM.COM

LEHN G. SHEPHERD  
LSHEPHERD@KSNFIRM.COM

RICHARD J. NAKON, OF COUNSEL  
RNAKON@KSNFIRM.COM

MCHEMRY COUNTY OFFICE

2525 HARDING LANE, SUITE D  
WOODSTOCK, ILLINOIS 60098  
PHONE: (815) 893-9288

May 8, 2018

See Service List Attached:

RE: *Wooster Lake Conservation and Control Association ("Association")  
Wooster Lake Declaration of Covenants, Conditions and Restrictions*

Dear Messrs: Chadwick, Quedens, Nakanishi, Krieg, Michalek and Collins,

Back in 2011 Mr. Nakon had sent a letter concerning a document entitled "Wooster Lake Declaration of Covenants, Conditions and Restrictions ("Declaration") bearing his name as the preparer is being disseminated by the Association among owners of Wooster Lake. In 2011 he was provided a copy of the document being disseminated which contains additions and amendments purportedly made in 1999.

The original draft Declaration which he prepared was pursuant to the request of one of the owners of property on Wooster Lake. The draft Declaration was never finalized, nor was it ever recorded as the Declaration never been approved and accepted by all of the owners of Wooster Lake. Mr. Bond sent an email to Mr. Nakon dated July 10, 2010 in which he acknowledges the fact that no owner has ever signed the initial draft Declaration. In order for the Declaration to have had any validity or effect, the Declaration would have to have been signed by all of the owners of Wooster Lake and/or any other persons who had lake rights or access to Wooster Lake by previously recorded documents.

This Declaration is not a valid Declaration and is not to be used in any way. Mr. Nakon asked at that time to have his name removed as Preparer of the Declaration and CEASE AND DESIST from disseminating any copies of the Declaration which bear his name and information. However, someone keeps perpetuating these false documents as the real thing.

I trust that you will comply with this request. Should you have any questions or comments, please feel free to call.

Very truly yours,

*James W. Kaiser*

James W. Kaiser

JWK/bs

Cc:

:\2009 - 2015 FILES\2011 CLIENT FILES (non real estate)\WOOSTER LAKE\Updated 2018 Letter to Cambridge and Tanneron Bay.doc

## SERVICE LIST

Cambridge at Holiday Park Homeowners Association  
Sacha Chadwick - Registered Agent  
820 E Terra Cotta Ave., suite 201  
Crystal Lake, IL 60014

Robert Quedens - President  
607 Blue Springs Dr.  
Fox Lake, IL 60020

Joe Nakanishi - Secretary  
714 E. Bayou Ct.  
Fox Lake, IL 60020

Tanneron Bay Townhomes Condominium Association  
Paul A. Krieg - Registered Agent  
226 W. Judd St.  
Woodstock, IL 60098

Ron Michalek - President  
26303 W. Vista Ct.  
Ingleside, IL 60041

Bonnie Collins - Secretary  
26156 W. Vista Ct.  
Ingleside, IL 60041