

# UNOFFICIAL COPY



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## NOTICE AND CLAIM FOR MECHANICS' LIEN

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4601/0002 46 006 Page 1 of 9

2000-11-13 08:50:37

Cook County Recorder 20.50

COUNTY OF CANADA )  
 ) SS.  
PROVINCE OF QUEBEC )

FOR RECORDER'S USE ONLY

IN THE OFFICE OF THE )  
RECORDER OF DEEDS )  
OF COOK COUNTY )

### "NOTICE TO OWNER":

**Do not pay the contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.**

SITRACO INDUSTRIES, INC. )

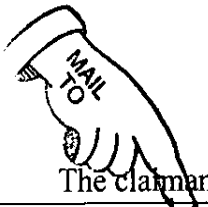
Claimant, )

v. )

DESIGN KITCHEN & BATH, INC.; )  
OPTIMA WILMETTE WEST )  
LIMITED PARTNERSHIP; )  
LASALLE BANK, N.A. as )  
successor to AMERICAN )  
NATIONAL BANK AND TRUST )  
COMPANY OF CHICAGO, as )  
Trustee Under Trust Agreement )  
Dated June 17, 1998, and known as )  
Trust Number 124218-06; and )  
UNKNOWN OWNERS, )  
TRUSTEES & LIEN CLAIMANTS; )

Defendants. )

**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
SKOKIE OFFICE**



### **NOTICE & CLAIM FOR LIEN IN AMOUNT OF \$54,591.00**

The claimant SITRACO INDUSTRIES, INC., doing business at 1002 b BLVD du LAC,

This Document Prepared By and Return to:  
Emalfarb, Swan & Bain  
440 Central Avenue  
Highland Park, IL 60035  
847 432-6900

Permanent Index No.(s):  
05-33-102-010-0000 and  
05-33-102-009-0000

20 <sup>50</sup>/<sub>RE</sub> 9 Pgs

LAC BEAUPORT, P.Q. Canada, G0A 2C0, being a Material Supplier for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against DESIGN KITCHEN & BATH, INC., being a Subcontractor for said construction project doing business at 3120 North Lincoln Avenue, Chicago, Illinois, 60657; OPTIMA WILMETTE WEST LIMITED PARTNERSHIP, being the Developer/General Contractor for the project, doing business at 830 Vernon Avenue, Glencoe, Illinois, 60022; and LASALLE BANK, N.A. as successor to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee Under Trust Agreement Dated June 17, 1998, and known as Trust Number 124218-06, hereinafter referred to as "Owner", and said last named person is the Owner for the construction project being constructed on the real estate commonly known as Lake Courts Condominium, in the Village of Wilmette, County of Cook, State of Illinois.

That, on or about November 15, 1999, said LASALLE BANK, N.A. as successor to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee Under Trust Agreement Dated June 17, 1998, and known as Trust Number 124218-06 was the Owner of record of the following described land in the County of Cook, State of Illinois, to wit:

See Legal Description Attached hereto as Exhibit "A"  
and incorporated herein by reference

and OPTIMA WILMETTE WEST LIMITED PARTNERSHIP was authorized and knowingly permitted by the Owner to construct the improvement thereof.

That on or about November 15, 1999, said DESIGN KITCHEN & BATH, INC. made a contract with Claimant, SITRACO INDUSTRIES, INC., who provided materials for and in said improvement, and that, on or about July 12, 2000 the Claimant SITRACO INDUSTRIES, INC., completed thereunder all required to be done by said contract.

That the Claimant alleges upon information and belief that a sworn statement has been submitted to the Owner, or its agent, by OPTIMA WILMETTE WEST LIMITED PARTNERSHIP, being the above-described Developer/General Contractor, and that said sworn statement is in writing and contains the names of persons furnishing materials and labor for and in said improvement, and that the Claimant's name and correct amount due Claimant for the material described above has been included in this sworn statement.

That said DESIGN KITCHEN & BATH, INC. is entitled to credits on account leaving due, unpaid and owing to the Claimant, after allowing all lawful credits, the sum of \$54,591.00, for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorneys fees (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said land and improvements, and on the monies or other considerations due or to become due from the Owner under said contract against said OPTIMA WILMETTE WEST LIMITED PARTNERSHIP and Owner.

SITRACO INDUSTRIES, INC.

By: Jacques Chabot

Its: President

COUNTY OF CANADA )  
 ) SS.  
PROVINCE OF QUEBEC )

VERIFICATION

The Affiant, JACQUES CHABOT, being first duly sworn on oath, deposes and says that he is president and authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his information and belief.

Jacques Chabot

Subscribed and Sworn  
to before me this 14<sup>th</sup>  
day of AUGUST, 2000.

Bertrand

Notary Public

Property of County Clerk's Office

PROOF OF SERVICE BY MAIL

I, Christine Parker, a non-attorney on oath, state that on this 16<sup>th</sup> day of August, 2000, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

Derrel M. McDavid,  
as Registered Agent for:  
DESIGN KITCHEN & BATH, INC.  
1235 S. Wabash Ave.  
Chicago, IL 60605

Certified # 7000 0520 0015 3083 1180

Steven Rutstein, President  
DESIGN KITCHEN & BATH, INC.  
915 Locust Road  
Wilmette, IL 60091

Certified # 7000 0520 0015 3083 1142

David C. Hovey  
OPTIMA WILMETTE WEST  
LIMITED PARTNERSHIP  
630 Vernon Avenue  
Glencoe, IL 60022

Certified # 7000 0520 0015 3083 1159

Rick Guthrie, Land Trust Department  
LASALLE BANK, N.A. as successor to:  
AMERICAN NATIONAL BANK AND TRUST  
COMPANY OF CHICAGO, as Trustee Under  
Trust Agreement Dated June 17, 1998, and known  
as Trust Number 124218-06  
135 South LaSalle Street - Room 2500  
Chicago, IL 60603

Certified # 7000 0520 0015 3083 1166

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.

Christine Parker

Subscribed and Sworn to  
before me this 16<sup>th</sup> day  
of August, 2000.

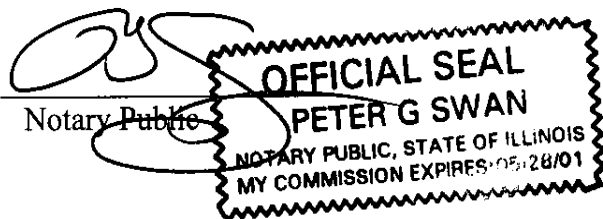
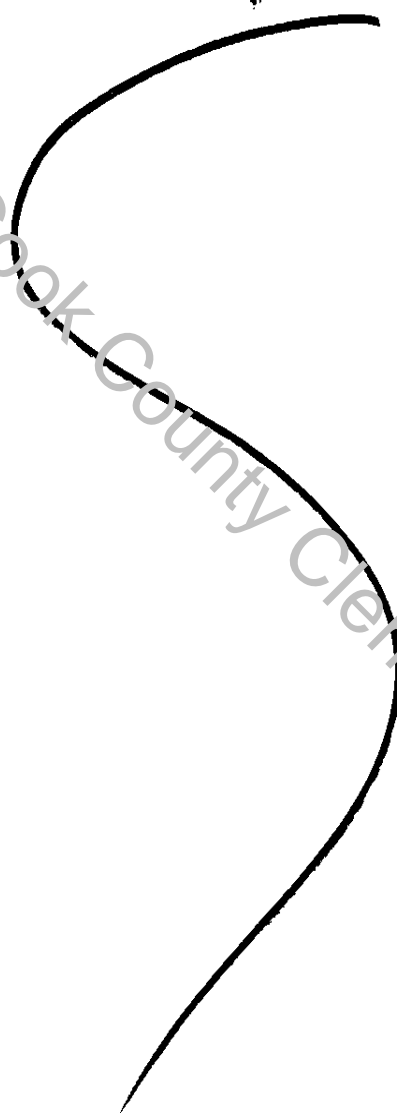


EXHIBIT "A"

Property of Cook County Clerk's Office



00079644

EXHIBIT "A"

TO

DECLARATION OF CONDOMINIUM OWNERSHIP  
AND OF  
EASEMENTS, RESTRICTIONS, COVENANTS  
AND BY-LAWS FOR  
LAKE COURTS CONDOMINIUM

LEGAL DESCRIPTION

UNITS 101, 102, 103, 104, 201, 202, 203, 206, 214 AND ALL COMMON ELEMENTS AS SHOWN IN THE LAKE COURTS CONDOMINIUM BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GOLDBACH'S ADDITION TO GROSS POINT IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1922 IN BOOK 173 OF PLATS PAGE 25 AS DOCUMENT 7615477 IN COOK COUNTY, ILLINOIS.

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EXHIBIT "A-1"

TO FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND  
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR  
THE LAKE COURTS CONDOMINIUM

00148134

ADDITIONAL PARCEL ADDED TO THE CONDOMINIUM

UNITS 105, 107, 205, 216, 219, 301, 303, 305 IN THE LAKE COURTS CONDOMINIUM  
BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GOLDBACH'S ADDITION TO GROSS  
POINT IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION  
33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN  
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1922 IN BOOK 173 OF  
PLATS PAGE 25 AS DOCUMENT 7615477 IN COOK COUNTY, ILLINOIS.

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EXHIBIT "A-1"

TO SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND  
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR  
THE LAKE COURTS CONDOMINIUM

ADDITIONAL PARCEL ADDED TO THE CONDOMINIUM

UNITS 207, 208, 209, 210, 215, 217, 306, 307, 308, 309, 310, 314, 315, 316, 317, 319 IN THE LAKE COURTS CONDOMINIUM BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GOLDBACH'S ADDITION TO GROSS POINT IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEROF RECORDED APRIL 18, 1922 IN BOOK 173 OF PLATS PAGE 25 AS DOCUMENT 7615477 IN COOK COUNTY, ILLINOIS.

05-33-102-010

05-33-102-009

1919 Lake Avenue

Wilmette IL 60091

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EXHIBIT "A-1"

00276066

TO THIRD AMENDMENT TO  
DECLARATION OF CONDOMINIUM OWNERSHIP  
AND  
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR  
THE LAKE COURTS CONDOMINIUM

ADDITIONAL PARCEL ADDED TO THE CONDOMINIUM

UNITS 204, 211, 212, 213, 218, 302, 311, 312, 313, 318, 1919-A, 1921-A IN THE LAKE COURTS CONDOMINIUM BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GOLDBACH'S ADDITION TO GROSS POINT IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1922 IN BOOK 173 OF PLATS PAGE 25 AS DOCUMENT 7615477 IN COOK COUNTY, ILLINOIS.

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05-33-102-009

1919 Lake Avenue

Wilmette IL 60091