

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



**SUBCONTRACTOR'S
NOTICE AND CLAIM
FOR LIEN PURSUANT
TO 770 ILCS 60/1 et seq.**

The claimant, E. GREG VANA, d/b/a FOX VALLEY GROUP of 8990A Millbrook Road, Newark, County of Kendall, State of Illinois, hereby files notice and claim for lien against BANCO POPULAR NA as Trustee under Trust Agreement dated August 4, 1999, as Trust number 26842 of 4801 West Fullerton, Chicago, County of Cook, State of Illinois; and RICK NELSON of 2231 North Clybourn Avenue, Chicago, County of Cook, State of Illinois (hereinafter referred to as "owners") and MANSION VIEW DEVELOPMENT, INC., d/b/a MANSION VIEW REAL ESTATE and d/b/a ICEHOUSE LOFTS and d/b/a ICE HOUSE LOFTS, and RICK NELSON d/b/a MANSION VIEW REAL ESTATE, of 2231 North Clybourn Avenue, Chicago, County of Cook, State of Illinois; ALEX VELBLUM and ALEX GELFAND d/b/a ACA DEVELOPMENT GROUP of 2133 West Division Street, Chicago, County of Cook, State of Illinois; ACA DEVELOPMENT GROUP, INC. of 2133 West Division Street, Chicago, County of Cook, State of Illinois; (hereinafter collectively known as "co-contractor/developer"), and FAJARDO & FAJARDO, LTD. of 345 North Canal Street, Suite 902, Chicago, Illinois (hereinafter known as "architect/engineer") and states:

That upon information and belief, TCF National Bank, Attn: Jeff Downing, 6353 West 55th Street, Chicago, Illinois, 60638, is the lender, having an interest in the property.

That on or about May 2, 2000, that upon information and belief, the owners owned the following described land in the County of Cook, State of Illinois, to-wit: 2101-09 West Rice Street, Chicago, Illinois (known as Ice House Lofts) to-wit: That part of Lot 1 (except the South 5 feet thereof) lying East of a straight line running from a point in the South line of West Rice Street, which is 151.38 feet East of the West line of said Lot 1 to a point in the North line of said South 5 feet of said Lot 1, which is 151.58 feet East of the West line of said Lot in F. J. Dewes Subdivision of the East 1/2 of Subdivision of Lot 2 of Block 15 in Sufferns Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Permanent Real Estate Index Number: 17-06-330-035-0000. Address of premises: 2101-09 West Rice Street, Chicago, Illinois and MANSION VIEW DEVELOPMENT, INC., d/b/a MANSION VIEW REAL ESTATE and d/b/a ICEHOUSE LOFTS and d/b/a ICE HOUSE LOFTS and ALEX VELBLUM and ALEX GELFAND d/b/a ACA DEVELOPMENT GROUP and ACA DEVELOPMENT GROUP, INC. and RICK NELSON and FAJARDO & FAJARDO, LTD., upon information and belief were the owners' co-contractors, co-developers and architect/engineer for the improvement thereof.

That on or about May 2, 2000, said co-contractors and co-developers, by and through their authorized agent, representative, employee, contractor or officer, as the case may be, to-wit: ALEX VELBLUM made a subcontract, to improve the aforesaid real estate with private construction, with the claimant, true memoranda of which are attached hereto and made a part hereof as Exhibits "A" and "B" to furnish labor, equipment (to-wit: air compressor,

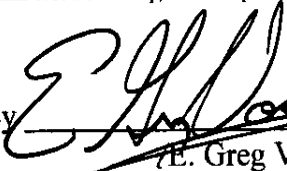
pneumatic hammers, 2 skidster loaders with attachments, scissor-man lift, compound boom man lift, walk-behind concrete saws, 2 welders, 3 torch sets and 2 job boxes with various power and hand tools, 2 service trucks, 2 trailers, concrete pump, 45 ton crane) and some material (to-wit: structural iron, concrete, concrete accessories, various fasteners, welding supplies and safety equipment) for demolition of (to-wit: 2 complete floors on the West side of the building and 2 staircase holes were made in the existing roof, all existing structural members from the 4th floor to the basement) and new structural rehabilitation construction of (to-wit: installing pockets on suitable existing walls for installation of 3 bar joist mezzanine floors with metal pan concrete monolithic deck, 2 complete floors to replace demolished floors, 1 concrete block wall to support first floor mezzanine only, installation and fabrication of 54 tons structural iron on the roof deck - structural iron only) at a value of \$304,400.00 for and in said improvement, and that on November 13, 2000, the claimant completed thereunder all that was required of said contract to be done as of the date hereof, excepting the following: 1) install metal pan and pour concrete floor on 1st floor hallway with dimensions of approximately 5 foot by 110 feet (at a value of \$2,700.00). 2) repair 4 foot by 6 foot area of concrete floor on the 3rd floor main (at a value of \$300.00. 3) assist mason with removal of lumber under 2 existing stairwell landings - labor only (at a value of \$450.00). Said uncompleted items 1 through 3 to be completed by sub-contractor when other trades are finished and site is made available to lien claimant for commencement of work by co-contractors and co-developers and owners, accessibility being a matter under their direction and control.

That at the special oral instance and request of said co-contractor and co-developer, the claimant furnished extra and additional materials (to-wit: additional structural iron and bar joists and deck pan material required by on going changes and alterations by others) and extra and additional equipment (to-wit: to compressor, pneumatic hammers, man lifts, scaffolding, and consumable tool items including but not limited to diamond blades and hammer bits, additional equipment use, additional debris removal, additional fabrication of structural components, additional demolition, mini excavator, small back hoe) and extra and additional labor on said premises of the value of \$48,000.00 and completed the same on or about November 13, 2000 as per Exhibit "C", which is attached hereto and made a part hereof.

To the best of claimants information and belief, the owner, or the agent, architect or superintendent of owner reside or office in said County.

That said contractor is entitled to credits on account thereof as follows: **TWO HUNDRED FORTY-EIGHT THOUSAND FIVE HUNDRED EIGHTY-FIVE AND NO/100 DOLLARS (\$248,585.00)** leaving due, unpaid and owing to the claimant, after allowing all credits, the balance of **ONE HUNDRED THOUSAND THREE HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$100,365.00)**, for which, with statutory interest, the claimant claims a lien on said land and improvements, together with **THREE THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$3,450.00)** which is to become due the claimant.

E. GREG VANA d/b/a FOX VALLEY GROUP
(Name of sole ownership, firm or corporation)

By  _____
E. Greg Vana

Prepared By:
LAW OFFICE OF JAMES G. GROAT
728 East Church Street
Sandwich, IL 60548
(815) 786-8111

Mail recorded instrument to:
LAW OFFICE OF JAMES G. GROAT
728 East Church Street
Sandwich, IL 60548

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FOX VALLEY GROUP



Fox Valley
Environmental



Fox Valley Backhoe
& Contracting

Greg's Shop

8990A Millbrook Rd.
Newark, IL 60541

630 553 6196
630 553 3430 FAX
630 512 1276 - MOB

Re: Icehouse Loft's, West Rice, Chicago, IL

To: Alex, Alex, and Rick

My lump sum price for structural demolition, steel erection, truss and pan decks, concrete floors and misc concrete work as per current drawings by Fajardo & Fajardo dated 11-1-99 is (\$304,000). All demo debris is property of Fox Valley. Insurance certificates to be provided. All dimensions/elevations to be verified by building owners representatives. Work to start 3 weeks prior to confirmed delivery date of truss material, approximately 6 weeks for material, < 3 weeks to start. If is found to require less machinery phases, (crane sets & concrete pumps) these savings will be deducted from contract price. Variations from unknowns, (structural, mechanical, plumbing, soil conditions) will be addressed as found. A retainer/downpayment of 20% is due 1 week prior to start date, and progress payments are due at 2 week intervals. total balance due < 10 days of completion. All major material supplies will be billed to / or guaranteed paid by building owners or a 15% surcharge will be applied.

Sincerely: E. Greg Vana
Fox Valley Group — owner

23 MAR 2000

Exhibit "A"



Fox Valley Backhoe & Contracting

FOX VALLEY GROUP

Fox Valley Environmental



Greg's Shop

8990A Millbrook Rd.
Newark, IL 60541

Property of Cook County

To: Alex From: Greg
Re: Icehouse Loftis project
Cost breakdown of lump sum \$304,400

Needed for both demo and new construction

Demolition
Labor and demo specific costs
Trucking and dump fees

New construction

machinery	\$15k
misc. expenses	\$7k
concrete cutting est.	\$5k
	\$30k
	\$15k
crane scis	\$4.7k
6 concrete pumps	\$6k
250+/- beam pockets	\$14k
New deck fabrication labor	\$43.2k
concrete material	\$25k
structural iron, joist and part mat	\$85k
roof deck labor	\$9k
185' footing and fini work	\$4.4k
pad foundations	\$2.1k
185' block wall	\$22k
concrete finishing labor	\$4.5k
4th floor left-east	\$16.5k

Total \$304,400

05.02.00

Exhibit "B"

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EXHIBIT "C"

Saw blades destroyed by E & L Plumbing	325.00
Excavation of West and South perimeter of existing building for waterproofing	750.00
(11) saddle brackets for 3 rd floor mezzanine cast iron columns	2,500.00
Hauling 5 loads of other tradesmen's refuse	1,500.00
Damage to compressor by ACA employees	670.00
New South staircase footing excavation and concrete	1,150.00
Changes to 3 rd floor West mezzanine	1,200.00
Existing roof staircase penthouse demolition	2,500.00
Existing penthouse stairway demolition	500.00
Removal of 10 inch water supply pipe - all levels	660.00
Additional structural iron for all changes and alterations	6,000.00
Demolition of roof to create (2) additional stairway roof holes, South side	2,500.00
Demolition of 2 nd floor East stairway	500.00
Two additional dumpsters for other tradesmen's refuse	780.00
(8) sheets of deck tin	250.00
Demolition surcharge - 3 rd floor underpinning and sub-floor material	12,850.00
Demolition surcharge - 1 st floor underpinning and sub-floor material	9,975.00
Compressor rental - 2 days	350.00
Scissor lift use by ACA employees over 4 month period	1,500.00
Commercial wheelbarrow destroyed by ACA employees	100.00
Various sundry items, tools and labor used, lost and/or destroyed by and under the direction of ACA employees	<u>1,440.00</u>
	<u>48,000.00</u>