

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
                                  )        SS  
COUNTY OF COOK        )

**SUBCONTRACTOR'S NOTICE  
AND CLAIM FOR MECHANICS LIEN  
(PRIVATE CONSTRUCTION)**

0020798992

9522/0114 49 001 Page 1 of 5  
2002-07-22 14:45:44  
Cook County Recorder 16.50

IN THE OFFICE OF THE  
RECORDR OF DEEDS  
COOK COUNTY, ILLINOIS



0020798992

The claimant, Dezo Construction, Inc., an Illinois corporation ("Claimant"), with an address at 9229 S. Claremont, Chicago, Illinois 60620, hereby files is Subcontractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest of the following entities in the Real Estate ("Owners").

888 South Michigan, L.L.C., an Illinois Limited Liability Company, as to the whole property except for Units 201, 300, 302, 303, 402, 403, 500 and 503 which are owned as follows:

Mildred Olivier as to Unit 201; Timothy J. Nelson and Julie B. Nelson, his wife, as to Unit 300; Dominick Bertucci as to Unit 302; Frances R. Aparicio as to Unit 303; Michael Lewis and Kathleen A. Lewis, his wife, as to Unit 402; Harvey M. Choldin and Marianna Choldin, his wife, as to Unit 403; Steven L. Strelitz and Jacqueline M. Strelitz, his wife, as to Unit 500; and Bruce W. Lammers and Lynne P. Lammers, his wife, as to Unit 503

and any persons claiming an interest in the Real Estate (as hereinafter described) by, through or under said Owners, which will include the following mortgagees (collectively "Lenders" and individually "Lender"):

Inland Mortgage Corporation of 2901 Butterfield Road, Oak Brook, IL 60523, under a mortgage made by 888 South Michigan, L.L.C. which was collaterally assigned to American National Bank and Trust Company of Chicago;

Washington Mutual Bank, FA, under a mortgage made by Timothy J. Nelson and Julie Nelson, his wife;

Harris Trust and Savings Bank, under a mortgage made by Dominick Bertucci; and under a mortgage made by Harvey M. Choldin and Marianna T. Choldin, his wife;

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Mid-America Bank, FSB, under a mortgage made by Bruce W. Lammers and Lynne P. Lammers, his wife;

Wells Fargo Home Mortgage, under a mortgage made by Steven L. Strelitz and Jacqueline M. Strelitz, his wife;

RBC Mortgage Company, under a mortgage made by Mildred M.S. Olivier;

ABN Amro Mortgage Group, Inc., under a mortgage made by Michael W. Lewis

In addition to the foregoing mortgage liens there are various Mechanic's lien claims which have been filed that affect the title to the Real Estate along with the liens of the mortgages.

Claimant states as follows:

1. On or about January 17, 2001, and subsequently, 888 South Michigan, L.L.C. owned fee simple title to the real estate ("Real Estate") in Cook County, Illinois, now commonly known as 888 South Michigan Avenue, Chicago, Illinois, and which is legally described as:

UNITS 200, 201, 203, 300, 301, 302, 303, 400, 401, 402, 403, 500, 500, 501, 502 AND 503 IN THE 888 SOUTH MICHIGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

COMMENCING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF MICHIGAN AVENUE WITH THE NORTH LINE OF ELDREDGE COURT (NOW 9<sup>TH</sup> STREET) AND RUNNING THENCE NORTH ON SAID WEST LINE OF MICHIGAN AVENUE, 40 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE ELDREDGE COURT (NOW PLACE) 160 FEET MORE OR LESS TO AN ALLEY THENCE SOUTH ALONG SAID ALLEY 40 FEET TO THE NORTH LINE OF ELDREDGE COURT, THENCE EAST ON SAID NORTH LINE OF ELDREDGE COURT (NOW PLACE) TO THE POINT OF BEGINNING SAID DESCRIBED PROPERTY BEING SITUATED IN LOT 9 IN BLOCK 17 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THRD PRNCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020540581 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTREST IN THE COMMON ELEMENTS

PARCEL 2:

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EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN GRANT RECORDED MAY 10, 2002 AS DOCUMENT 0020540580.

The Permanent Real Estate Index Number is: 17 15 305 018 0000

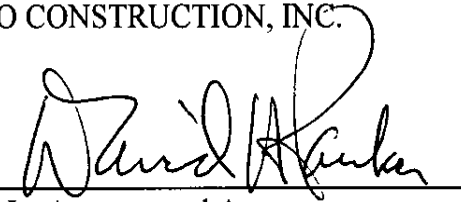
2. Subsequent to January 17, 2001, 888 South Michigan, L.L.C. sold interests in the Real Estate to the persons enumerated among the listed owners above in the form of condominium units as stated above.
3. Prior to January 17, 2001, 888 South Michigan, L.L.C. entered into a contract with Wolverine Construction, Inc. (hereinafter "Contractor") as general contractor to do work and furnish materials for the construction, erection, installation and completion of the rehabilitation of the Real Estate.
4. On or about January 17, 2001, Contractor entered into a subcontract with the Claimant providing for the Claimant to furnish and install all labor, materials and equipment for the installation of a complete elevator shaft basement through penthouse public roof deck, masonry walls at the basement and first floor levels, and to reconfigure west wall garage entry at the first floor level as required for the "888 South Michigan Avenue Condominiums" for a sub-contract price of \$110,000.00.
5. On or about May 9, 2001, Contractor entered into another Subcontract with the Claimant providing for the Claimant to furnish and install all labor, materials and equipment for the installation of a complete façade restoration, repair, remodeling, new construction at penthouse and public roof deck area, structural build outs, new window openings, installation of glass block in existing openings as required for the "888 South Michigan Avenue Condominiums" for a sub-contract price of \$579,085.00 plus \$14,477.00 for a bond for a total of \$593,562.00.
6. As of June 5, 2002, the Claimant complete furnishing labor and materials under the two subcontracts of the sum of \$110,000.00 and \$490,217.00 for a total of \$600,217.00.
7. In addition, the Claimant furnished extra labor and materials for the sum of \$264,833.00.
8. The Claimant left the job on June 5, 2002 because the Contractor failed and refused to pay the Claimant money due and owing to the Claimant.
9. Of the total sum for labor and materials of \$865,050.00 furnished by the Claimant, it has been paid \$792,212.00.

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10. The balance due and owing to the Claimant is \$72,838.00 for which amount he Lien Claimant hereby claims a Mechanics Lien on said premises, land and improvements.

DEZCO CONSTRUCTION, INC.

By:

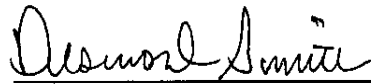
  
Its Attorney and Agent

Property of Cook County Clerk's Office

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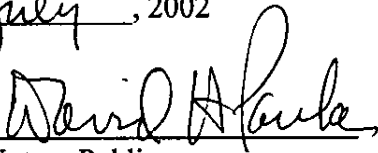
## VERIFICATION

DESMOND SMITH, being first duly sworn on oath, states that he is the President of Dezco Construction, Inc., an Illinois corporation; that he is authorized to sign this Verification to the foregoing Subcontractor's Claim for Mechanics Lien, and that the statements contained therein are true to the best of his knowledge and belief.

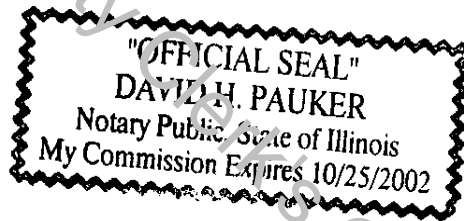


Desmond Smith

Subscribed and Sworn to  
before me this 22<sup>nd</sup>  
day of July, 2002



Notary Public



This document prepared by and after  
recording should be returned to:  
David H. Pauker  
Pauker & Rubin, Ltd.  
180 No. LaSalle Street, Ste. 1601  
Chicago, IL 60601

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