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Doc#: 0328716170

Eugene "Gene" Moore Fee: \$19.50

Cook County Recorder of Deeds

Date: 10/14/2003 02:55 PM Pg: 1 of 5

SUBCONTRACTOR'S
NOTICE AND
CLAIM FOR
MECHANIC'S LIEN



STATE OF ILLINOIS

SS

COUNTY OF COOK

TO: See Attached Services List, marked as Exhibit A, attached hereto and made a part hereof:

The Claimant, ADVANCED CONCRETE CUTTING AND CORING, INC. is an Illinois corporation with offices located at 470.7 Daniel Drive, Crystal Lake, Illinois 60014 (hereinafter referred to as "Advanced Concrete"), hereby files its Subcontractor's Notice and Claim for Mechanic's Lien on the real estate, more fully described below, and against the interests of the following entities in the real estate: PHOENIX TECHNICAL SERVICES, INC. of the City of Plainfield, State of Illinois (hereinafter referred & as "Subcontractor"), CONSTRUCTION SERVICES INTERNATIONAL, INC., of the City of Chicago, County of Cook, State of Illinois (hereinafter referred to as "Construction Manager"); NORTH STAR TRUST COMPANY, Trust #99-2200 ctd. 12/2/99 of the City of Chicago, County of Cook, State of Illinois (hereinafter referred to as "Trust Owner"); GLOBAL REAL ESTATE INVESTORS, LLC, of the City of Chicago, County of Cook, State of Illinois (hereinafter referred to as "Beneficial Owner"); and CIB BANK (hereinafter referred to as "Lender"); and those entities listed on Exhibit C (hereinafter referred to as 'Parties in Interest") and states:

Claimant, ADVANCED CONCRETE CUTTING AND CORING, INC., states as follows:

1. Prior to and including May 26, 2003, Beneficial Owner owned a fee simple interest(s) in the real estate, to-wit:

P.I.N.:

See Exhibit B, attached hereto and made a part hereof.

PARCEL:

See Exhibit B; and

ADDRESS OF PREMISES:

See Exhibit B (hereinafter referred to as the "Property")



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Advanced Concrete entered a subcontract with Phoenix, who had a subcontract with Construction Services International, Inc. ("CSI") to provide concrete work for improvements to the real estate in Cook County at 520 North Halsted, in Chicago, Illinois 60622, commonly known as the Montrevelle (the "Project"). CSI had a contract with the Owner, North Star Trust Company, Trust No. 99-1730 ("Owner") or with an entity authorized to contract with or knowingly permitted by the Owner to contract with CSI to Construction the Project and to enter subcontracts to assist it in the Construction of the Project. The Owner (under the apparent incorrect designation of Trust No. 99-1703 instead of Trust No. 99-1730) granted a Mortgage to Co Vest Banc, N.A. ("Lender").

On or about May 26, 2003 and continuing thereafter, Owner owned fee simple title to the real escate (including all land improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as 520-540 North Halsted, Chicago, Illinois and legally described as follows:

SEE EXHIBIT A ATTACHED HERETO:

The Real Estate Tix Numbers are: 17-08-245-003-0000

17-08-245-003-0000 17-08-245-004-0000 17-08-245-005-0000 17-08-245-011-0000 17-08-245-013-0000 17-08-245-014-0000

That on November 5, 2002, said contractor made a subcontract with the claimant to do certain concrete cutting and coring, and that or, or around May 26, 2003 the claimant completed thereunder as required by the contract.

There is currently due, unpaid and owing to claimant, ADVANCED CONCRETE, less all credits payments and deductions, the amount of Five Thousand Nine Hundred Sixty-Seven Dollars and Eight Cents (\$5,967.08) with interest at the rate of 10% per annum.

ADVANCED CONCRETE claims a lien in the amount of Five Thousand Nine Hundred Sixty-Seven Dollars and Eight Cents (\$5,967.08) plus interest at the rate of 105 per annum pursuant to 770 ILCS et seq. (the "Mechanic's Lien Act"), and ADVANCED CONCRETE will file its claim for lien unless the aforesaid sum shall be paid within ten (10) days of this reduce.

Dated this 144 day of August, 2003.

ADVANGED CONCRETE CUTTING & CORING, INC.

William A. Hellver its attorney

WILLIAM A. HELLYER, LTD. Attorney for Advanced Concrete 10 W. Terra Cotta Ave. Crystal Lake, IL 60014 (815) 459-1700

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EXHIBIT A

Phoenix Technical Services, Inc. Mr. Todd A. Winthers 702 N. Des Plaines Street Plainfield, IL 60544

Global Real Estate Investors, LLC Mr. Richard E. Steck 19 S. LaSalle Street, Suite 602 Chicago, IL 60603

North Star Trust Company ite 380.

Cook County Clark's Office Trust #99-2200 otd 12/2/99 500 W. Madison St. Suite 3800 Chicago, IL 60661

CIB Bank Mr. Peter Huml 161 N. Clark St. Chicago, IL 60601

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EXHIBIT B

ADDRESS OF PREMISES:

520-540 N. Halsted

Chicago, IL 60602

LEGAL DESCRIPTION:

PARCEL 1: LOTS 1 AND 2 AND THE NORTH ½ OF LOT 3 IN BLOCK 17 AND LOTS 6, 7, 9 AND 10 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 2 IN RESUBDIVISION OF THE SOUTH 1/2 OF LOT 3, AND SUBLOT 1 IN CIRCUIT COURT PARTITION OF LOTS 4, 5, AND 8, TOGETHER WITH THE VACATED ALLEY (VACATED BY ORDINANC! OF MARCH 19, 1917), ALL IN BLOCK 17 IN OGDEN'S ADDITION TO CHICAGO IN THE NORTHEAS 1 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF THE NORTH AND SOUTH AND NORTHEASTERLY AND SOUTHWESTERLY 18 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 1 AND 2 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE NORTH ½ OF LOT 3, LYING EAST AND SOUTHEASTERLY OF AND ADJOINING THE EAST SOUTHEASTERLY LINES, RESPECTIVELY, OF LOT 9 AND LYING EAST AND ADJOINING THE EAST LINE OF LOT 10, ALL IN BLOCK 17 IN OGDEN'S ADDITION TO CHICAGO, IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 1 AND LYING WEST AND NORTHWESTERLY OF AND ADJOINING THE WEST AND NORTHWESTERLY LINES, RESPECTIVELY, OF LOT 2 IN RESUBDIVISION OF THE SOUTH 1/2 OF LOT 3, AND SUBLOT 1 IN CIRCUIT COURT PARTITION OF LOTS 4, 5 AND 8 TOGETHER WITH VACATED ALLEY, ALL IN BLOCK 17 IN OGDEN'S ADDITION TO CHICAGO AFOREMENTIONED, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 2 IN THE SUBDIVISION OF LOTS 4, 5 AND 8 OF BLOCK 17 OF OGDEN'S ADDITION TO CHICAGO, A PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 17-08-245-003-0000

17-08-245-004-0000 17-08-245-005-0000 17-08-245-011-0000 17-08-245-012-0000 17-08-245-013-0000 17-08-245-014-0000

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EXHIBIT C

White Way Sign & Maintenance Co.: Regent Carpet & Drapery Service, Inc.; Marion K. Alter; Banner Boiler Co.; 6 North Michigan Trust: Camelot Group, Inc.; De Stanfano & Associates; Basam Yaousif; Romel Esmail: Fermwork, Inc.; Phillip Kupritz; K2 Accortects, Inc.; David A. ivovoselsky & Associates; Schindler Flevator Co. d/b/a Millar Elevator Service Co.; Slick Design & mortgage, Inc.; Real Estates Investors, LLC; Oak Brook Mechanical Services, Inc.; Spectrum Stone, Inc.; Pinnacle Waste Services, Ir.c. Murphy's Contractor's Equipment, Inc. Safway Steel Products, Inc.; Construction Services International, Inc.; ALC Clarks Office National Construction and Remediation, LLC A-1 Erection, Co.; All Erection Co., Inc.