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Doc#: 0333750107
Eugene "Gene" Moore Fee: \$27.00
Cook County Recorder of Deeds
Date: 12/03/2003 12:55 PM Pg: 1 of 13

**AMENED NOTICE AND CLAIM FOR
MECHANICS' LIEN**

AMENDS DOCUMENT #0020177463

**STATE OF ILLINOIS)
) SS.**

COUNTY OF LAKE)

For Recorder's Use Only

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

**BATTAGLIA ELECTRIC, INC.)
)
) Claimant,**

v.)

**CONSTRUCTION SERVICES OF ILLINOIS, INC.,)
BONNIE G. ROBIN, CENTERTRUST MORTGAGE)
CORPORATION, ABN AMRO MORTGAGE GROUP,)
INC., DOREEN J. FILAS, LASALLE BANK, ALECK)
H. SAIDEL and VALYN SAIDEL, STATE BANK OF)
THE LAKES, JEFFREY D. STANKE and NINA D.)
STANKE, ALLIED GROUP MORTGAGE COMPANY)
JOHN J. PETERSON, CONVEST BANC, N.A., ROZA)
ANDREYEVA, MANANA BURCHULADZE, ROMAN)
PAKHLEVIANTS, HOMESIDE LENDING, INC.,)
HOME U.S.A. MORTGAGE COMPANY, PHILENE,)
VLADISLAV MODILEVSKY, FIRST UNION)
MORTGAGE CORPORATION, JOHN SEGAL and IDA)
T. SEGAL, as trust dated 8/2/01, PAUL KEATING)
BANC BOSTON MORTGAGE CORP., CYRELL)
STOLAR, CHICAGO TITLE TRUST COMPANY,)
VILLA VERDE HOMEOWNERS ASSOCIATION,)
STANDARD FEDERAL BANK, F.S.B., #00993968,)
LINDA J. HERBER, P.A., DONNA PATTON,)
ALEXANDER H. PATTON, RAYMONDS RANTE,)
JR., JOHN D. EGGERT, DENISE D. EGGERT,)
MICHAEL SADOWSKI, PAUL J. SADOWSKI,)
BERTHA WOLSTEIN, MICHL WOLSTEIN, JERRY)
BOYAJIAN, MARK TENUTA, SYLVIA COHEN,)
LORRAINE ZOLONZ, SUSAN M. HIDAS, CITICORP)
MORTGAGE, INC., WHU-TA LEE, as trustee of WHV-)
TA LEE, declaration of trust dated 9/13/98, JAMES A.)
ERIKSON, FIRST NATIONWIDE MORTGAGE)**

**"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.**

(Continued)

13P

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CORPORATION, LORI DALBELLO, NORTH)
 WEST MORTGAGE, MICHAEL J. DUKEWICH,)
 GOLDOME FEDERAL SAVINGS BANK,)
 ALEXANDER KRICHEVSKIV, ABN HMRO)
 MORTGAGE GROUP, INC., MILDRED J.)
 POLONSKY, JUSEF AMED, NUNUA ESPER,)
 MARKET STREET MORTGAGE CORP., ROBERT)
 S. OLSEN and SANDRA S. OLSEN, TRISHA L.)
 MIFTLIN, PNC MORTGAGE CORPORATION OF)
 AMERICA, SIMON A. MIRABEL and PAMELA L.)
 MIRABEL, NORTHWEST MORTGAGE, INC.,)
 MICHAEL HOEFMAN, CITIZENS FINANCIAL)
 SERVICES, Case # 99 CH 2563, SUZANNE M.)
 HASKINS, STANDARD FEDERAL BANK,)
 ELIZABETH R. DORSCH, COUNTRYWIDE HOME)
 LOANS, INC., BANK OF NORTHERN ILLINOIS,)
 ANNE MARIE DILLER and ROBERT G. DILLER,)
 GERDA TETZLAFF, CHASE MORTGAGE COMPANY)
 GRAND PREMIER TRUST & INVESTMENT INC.,)
 N.A., as trustee under trust # 3748, NORTH BROOK)
 BANK & TRUST COMPANY, DIANA OSTROWSKI,)
 MORTGAGE ELECTRONIC REGISTRATION)
 SYSTEMS, HARRIS TRUST & BANK, as trustee under)
 trust # HTP 4051, LENORD POPILOV and)
 VICTORIYA POPILOV, FLEET MORTGAGE)
 CORPORATION, BORIS GUTNIK and SVETLANA)
 GUTNIK, CHASE MANHATTAN MORTGAGE)
 CORPORATION, Case# 00 CH 10870 FML, CHESTER)
 A. SCHUBERT and BEVERLY G. SCHUBERT,)
 FRANCIS McVICKER, JUNE PETERSON, LINDA)
 SANTRELLI, WAUCONDA NATIONAL BANK &)
 TRUST COMPANY, as trustee under trust # 88-132,)
 VIANDIMI NOYEVOY and ZHANNA NOYEVOY,)
 WASHINGTON MUTUAL BANK, F.A., STEVEN C.)
 WILHARM, ROSEANNE LOGIOLIA, AMERICAN)
 GENERAL FINANCE, JOHN R. BURGESS and DANA)
 L. BURGESS, BANK, N.A., GENNEDY SERGIYENKO)
 and NATALIYA SERGIYENKO, FIRST BANKERS)
 MORTGAGE CORP., GENNADY SHURIN and)
 YELENA SHURIN, AMERICA'S WHOLESALE)
 LENDER, ELIZABETH T. DILLING, trustee of self-)
 declaration of trust, dated 11/7/94, ANATOLEY)
 VISHNEVSKY, REBECCA A. LEMMON, NORTH)
 AMERICAN MORTGAGE COMPANY, FRANCIS)
 BERNARD and BLANCHE L. BERNARD, DRAPER &)
 KRAMER, INC., RICHARD MEYERSON, ADAM CHOI)
 UNKNOWN OWNERS AND UNKNOWN)
 LIEN CLAIMANTS)
 Defendants.)

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NOTICE & CLAIM FOR LIEN IN AMOUNT OF \$142,784.35

The claimant, **BATTAGLIA ELECTRIC, INC.**, doing business at 406 W. Campus Drive, Arlington Heights, Illinois, being an electrical subcontractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against CONSTRUCTION SERVICES OF ILLINOIS, INC., being the general contractor for said construction project doing business at 244 South Randall Road, Suite 42, Elgin, Illinois 60123, all unit owners, common element owners and mortgage holders as to said units, in Building #1 of the VILLA VERDE CONDOMINIUMS, Buffalo Grove, Illinois, as listed on the attached schedule of unit owners and mortgage holders, Exhibit "A" hereto, and VILLA VERDE CONDOMINIUM ASSOCIATION, as agent of the individual unit owners and owners of the common elements, hereinafter referred to as "Owner", doing business at # 7 Villa Verde Drive, Buffalo Grove, Illinois and said above named persons are the Owners for the construction project being constructed on the real estate commonly known as Building # 1, Villa Verde Drive, Villa Verde Condominiums, Buffalo Grove, County of Cook, State of Illinois.

That, on or about January 8, 2001, the persons listed on the attached schedule (Exhibit "A"), were the Owners and Mortgage Holders of record of the following described land in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "B"

and CONSTRUCTION SERVICES OF ILLINOIS, INC., was authorized and knowingly permitted by the Owners, through their agent, VILLA VERDE CONDOMINIUM ASSOCIATION, to construct the improvement thereof.

That on or about January 8, 2001, said CONSTRUCTION SERVICES OF ILLINOIS, INC. made a contract with Claimant, **BATTAGLIA ELECTRIC, INC.**, who provided the

Return to:
EMALFARB, SWAN & BAIN
440 Central Ave.
Highland Park, IL 60035
847 432-6900

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electrical construction labor and/or materials for and in said improvement, and that, on or about November 6, 2001, the Claimant, completed thereunder all required to be done by said contract.

That said CONSTRUCTION SERVICES OF ILLINOIS, INC., is entitled to credits on account leaving due, unpaid and owing to the Claimant, after allowing all lawful credits, the sum of \$142,784.32, for which, plus 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, common elements, units and improvements, as apportioned for each unit owner based on their percentage ownership as listed in Exhibit "A", and on the monies or other considerations due or to become due from the Owner under said contract against said General Contractor and Owner.

Respectfully Submitted,

BATTAGLIA ELECTRIC, INC

By: 

EMALFARB, SWAN & BAIN

Its Attorney

Peter G. Swan
EMALFARB, SWAN & BAIN
440 Central Ave.
Highland Park, Illinois 60035
(847) 432-6900
Attorney # 12082

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

VERIFICATION

The Affiant, VITO BATTAGLIA, 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.

Vito Battaglia

Subscribed and Sworn to
before me this 25 day
of November, 2003.

P. Swan
Notary Public
"OFFICIAL SEAL"
PETER G. SWAN
Notary Public, State of Illinois
My Commission Expires 05/28/05

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VILLA VERDE CONDOMINIUM ASSOCIATION

CLAIMANT- Battaglia Electric, Inc. = \$142,784.35

ALLOCATION TO UNITS = \$114,227.48

ALLOCATION TO COMM ELEMENTS =\$28,556.87

50518

<u>Owner</u>	<u>%</u>	<u>Unit #</u>	<u>P.I.N. #</u>	<u>Amount</u>	<u>Lender</u>
John D. Eggert, Denise Sadowski, Michael Sadowski, Paul J.Sadowski.	2.4%	1-100	03-07-201-019-1001	\$2,741.46	N/L
Bertha Wolstein, Hyman Wolstein, Michl Wolstein	2.4%	1-101	03-07-201-019-1002	\$2,741.46	N/L
Jerry Boyajian	1.184%	1-102	03-07-201-019-1003	\$1,352.46	N/L
Raymond Rante,Jr.	1.818%	1-103	03-07-201-019-1004	\$2,076.66	N/L
Alexander H. Patton, Donna M. Patton, Linda J.Herber, PA.	1.184%	1-104	03-07-201-019-1005	\$1352.46	Standard Federal Bank, FSB 2600 W. Big Beaver Troy,MI 48084
Sylvia Cohen, Lorraine Zolonz.	2.464%	1-105	03-07-201-019-1006	\$2,814.57	N/L
Mark Tenuta	1.818%	1-106	03-07-201-019-1007	\$2,076.66	Mortgage Electronic Registration Systems PO Box 2026 Flint, MI 48501-2026
Susan M. Hidas	1.818%	1-108	03-07-201-019-1008	\$2,076.66	Citicorp Mortgage, Inc. 15851 Clayton Rd. St. Louis, MO 63011
WHU-TA Lee,as Trustee of WHV TA Lee, declaration of Trustee datted 9/3/98	1.184%	1-109	03-07-201-019-1009	\$1,352.46	N/L

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James A. Erikson	1.184%	1-110	03-07-201-019-1010	\$1,352.46	First Nationwide Mortgage Corp. C/o CT Corporation System 208 S. LaSalle St. Chicago, IL 60604 & La Salle Bank, FSB F/k/a La Salle Paulmar, F.S.B. 4242 N. Harlem Ave. Norridge, IL 60634
Lori Dalbello	1.816%	1-111	03-07-201-019-1011	\$2,076.23	Northwest Mortgage, Inc. 800 LaSalle Avenue Suite 1000 Minneapolis, MN 55402
Michael J. Dukewich	1.184%	1-112	03-07-201-019-1012	\$1,352.46	Goldome Federal Savings Bank
Alexandr Krichevsky	1.818%	1-113	03-07-201-019-1013	\$2,076.66	ABN AMRO Mortgage Group, Inc. PO Box 80803331 Troy, MI 48084
Mildred J. Polonsky	1.818%	1-114	03-07-201-019-1014	\$2,076.66	N/L
Jusef Amad and Auna Esper	2.4%	1-115	03-07-201-019-1015	\$2,741.46	Market Street Mortgage Corp. 2650 McCormick Dr Suite 200 Clearwater, FL 33759
Robert S. Olsen, Sandra A. Olsen	1.184%	1-116	03-07-201-019-1016	\$1,352.46	N/L
Trisha L. Mifflin	1.184%	1-118	03-07-201-019-1017	\$1,352.46	PNC Mortgage Corp. Of America 1373 E. Woodfield Rd. Suite 210 Schaumburg, IL 60173

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Simon A. Mirabal & Pamela L. Mirabal	2.4%	1-120	03-07-201-019-1018	\$2,741.46	Northwest Mortgage Inc. 1100 E Woodfield Rd. Suite 130 Schaumburg, IL 60173
Michael Hoffman	2.4%	1-200	03-07-201-019-1019	\$2,741.46	Citizens Financial Services, FSB f/n/a Suburban Federal Savings C/o Arnold Newman Newman & Boyer, Ltd 900 Maple Road Homewood, IL 60430 Re: 99 CH 2563
Suzanne M. Haskins	2.62%	1-201	03-07-201-019-1020	\$2,992.76	Standard Federal Bank, F.S.B. 2600 W Big Beaver Troy, MI 48084
Elizabeth R. Dorsch	1.184%	1-202	03-07-201-019-1021	\$1,352.46	Countrywide Home Loans, Inc. PO Bo 10219 Vannunnoys, CA 91410-0219 & Bank of Northern Illinois 1313 N. Delaney Rd. Gurnee, IL 60031
Anne Marie Diller, Robert G. Diller & Gerda Tetzlaff	1.818%	1-203	03-07-201-019-1022	\$2,076.66	Chase Mortgage Company 3415 Vision Drive Columbus, OH 43219
Fifth Third Bank, as Successor trustee to Grand Premier Trust and Investment, Inc. trust # 3748 101 W Stevenson St.	1.184%	1-204	03-07-201-019-1023	\$1,352.46	Northbrook Bank & Trust Company 1340 Shermer Rd. Northbrook, IL 60062

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Diana E. Ostrowski	1.818%	1-205	03-07-201-019-1024	\$2,076.66	Mortgage Electronic Registration Systems PO Box 2026 Flint, MI 48501-20226
Harris Trust & Savings Bank, as Trustee under trust #HTP 4051 200 West Monroe St. 19 th Floor Chicago, IL 60606	1.818%	1-206	03-07-201-019-1025	\$2,076.66	Harris Trust & Bank Savings Bank 200 West Monroe St. 19 th Floor Chicago, IL 60606
Leonid Popilov & Viktoriya Popilov	1.818%	1-207	03-07-201-019-1026	\$2,076.66	Fleet Mortgage Corp. 377 E. Butterfield Rd. Suite 300 Lombard, IL 60148
Boris Gutnik and Svetiana Gutnik	2.42%	1-208	03-07-201-019-1027	\$2,764.30	Chase Manhattan Mortgage Group OO CH 10870 FML 4915 Independence Parkway Tampa, FL 33834- 7540
Chester A. Schubert Beverly G. Schubert	1.184%	1-209	03-07-201-019-1028	\$1,352.46	Mortgage Electronic Registration Systems PO Box 2026 Flint, MI 48501-2026
Frances Mc Vicker, June Peterson	2.08%	1-209	03-07-201-019-1029	\$1,096.59	N/L
Linda Santrelli	1.818%	1-210	03-07-201-019-1030	\$2,076.66	N/L
Wauconda National Bank & Trust Company t/u/t88-132	1.184%	1-211	03-07-201-019-1031	\$1,352.46	Libertyville Bank & Trust Company 507 N. Milwaukee Ave Libertyville, IL 60048

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Vlandiml Noyevoy Zhanna Noyevoy	1.818%	1-213	03-07-201-019-1032	\$2,076.66	Washington Mutual Bank, FA., c/o CT Corporation Systems 208 S. LaSalle Street Chicago, IL 60604
John Joseph Petersen	1.818%	1-214	03-07-201-019-1033	\$2,076.66	Convest Banc, N.A.
Rosa Andreyeva, Manna Burchuladze, Roman Pakhlevaniant	2.62%	1-215	03-07-201-019-1034	\$2,992.76	Home USA Mortgage Company
Philene Lortz	1.184%	1-216	03-07-201-019-1035	\$1,352.46	Chast Manhattan 4915 Independence Parkway Tampa, FL 33834- 7540
Vladislav Monilevsky	1.184%	1-218	03-07-201-019-1036	\$1,352.46	First Union Mortgage Corporation, c/o Prentice Hall Corp. 33 N. LaSalle Street Chicago, IL 60602
John Z. Segal and Ida T. Segal (TR) Dated, 08/02/01 Known as John & Ida Segal Trust	2.4%	1-220	03-07-201-019-1037	\$1,352.46	John Z. Segal and Ida T. Segal (TR) Dated, 08/02/01 Known as John & Ida Segal Trust
Paul Keating	2.4%	1-300	03-07-201-019-1038	\$1,352.46	Banc Boston Mortgage Corp.
Cyrell Stolarl	2.62%	1-301	03-07-201-019-1039	\$2,992.76	Chicago Title & Trust
Steven C. Wilharm	1.184%	1-302	03-07-201-019-1040	\$1,352.46	LaSalle Bank, FSB F/kla LaSalle Paulmar, FSB 4242 N. Harlem Ave Norridge, IL 60634

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Rosanne Logiolia	1.818%	1-303	03-07-201-019-1041	\$2,076.66	American General Finance, Inc. 16 East Golf Road Schaumburg, IL 60173-3701
John R. Burgess & Dana L. Burgess	1.184%	1-304	03-07-201-019-1042	\$1,352.46	Firststar Bank NA 700 Deerfield Road Deerfield, IL 60015
Gennady Sergiyenko Natalya Sergiyenko	1.818%	1-305	03-07-201-019-1043	\$2,076.66	First Bankers Mortgage Corp. 7503 Bosque Blvd. Waco, TX
Gennadiy Shurin &	1.818%	1-306	03-07-201-019-1044	\$2,076.66	Americas Wholesale Lender 155 North Lake Ave Pasadena, CA 91709
Elizabeth T. Dilling, trustee of self- declaration of trust dated 11-7-1944	1.818%	1-307	03-07-201-019-1045	\$2,076.66	N/L
Aleck H. Saidel & Valyn Saidel	2.42%	1-308	03-07-201-019-1046	\$2,764.30	State Bank of the Lakes 440 Lake Street Antioch, IL 60302
Grand Premier Trust & Investment, Inc. N.A., t/u/t #3748 101 W. Stevenson St. Freeport, IL 61032	1.184%	1-309	03-07-201-019-1047	\$1,352.46	Northbrook Bank & Trust Company 1540 Shermer Rd Northbrook, IL 60062
Anatoliy Vishnevskiy	2.08%	1-310	03-07-201-019-1048	\$2,375.93	ABN AMRO Mortgage Group, Inc. PO Box 5064 Troy, MI 48084
Elizabeth T. Dilling trustee of self Declaration of trust	1.818%	1-311	03-07-201-019-1049	\$2,076.66	N/L

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Rebecca A. Lemmon	1.184%	1-312	03-07-201-019-1050	\$1,352.46	North American Mortgage Company PO Box 808031 Petaluma, CA 94875
Bonnie G. Robin	1.818%	1-313	03-07-201-019-1051	\$2,076.66	ABN AMRO Mortgage Company PO Box 5064 Troy, MI 48084
Jeffrey D. Stanke & Nina M. Stanke	2.62%	1-314	03-07-201-019-1052	\$2,992.76	Allied Group Mortgage Company 1701 48 th Street Suite 100 West Des Moines, IA 50265
Francis Bernard & Blanche L. Bernard	2.62%	1-315	03-07-201-019-1053	\$2,992.76	Draper & Kramer, Inc. C/o Lorraine N. Madson 33 W. Monroe Street Chicago, IL 60603
Richard Meyerson	1.184%	1-316	03-07-201-019-1054	\$1,352.46	N/L
Doreen J. Filas	1.184%	1-318	03-07-201-019-1055	\$1,352.46	LaSalle Bank FSB f/ka LaSalle Talman FSB 4242 N. Harlem Ave Norridge, IL 60634
Adam Choi	2.4%	1-320	03-07-201-019-1056	\$2,741.46	Homeside Lending, Inc. 7749 Bayberry Road 1 st Floor Jacksonville, FL 32256

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LEGAL DESCRIPTION – VILLA VERDE BUILDING #1

UNIT NUMBERS: 1-100 through 1-106; 1-108 though 1-116; 1-118; 1-120; 1-200 through 1-216; 1-218; 1-220; 1-300 through 1-316; 1-318; and 1-320 IN VILLA VERDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VILLA VERDE, A SUBDIVISION OF THE SOUTH 670 FEET OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1972 AS DOCUMENT NUMBER 21765265, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26700515, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, IN COOK COUNTY, ILLINOIS.