

SUBCONTRACTORS  
NOTICE & CLAIM FOR  
MECHANICS LIEN

STATE OF ILLINOIS }  
 } SS  
COUNTY OF DUPAGE }



IN THE OFFICE OF THE  
RECORDER OF DEEDS  
OF COOK COUNTY

Doc#: 0333847166  
Eugene "Gene" Moore Fee: \$20.00  
Cook County Recorder of Deeds  
Date: 12/04/2003 10:57 AM Pg: 1 of 6

CHICAGO GRANITE AND MARBLE, INC.  
CLAIMANT

-VS-

1417 WEST GRAND AVENUE, L.L.C.  
SETH MINDEL  
KIMBERLY KESSLER  
CHICAGO BANCORP  
RYAN M. REHL  
ANGELA K. RECANO  
WASHINGTON MUTUAL BANK  
POTER CONSTRUCTION & DEVELOPMENT COMPANY  
UNKNOWN OWNERS  
NON-RECORD CLAIMANTS  
DEFENDANT

The claimant, CHICAGO GRANITE & MARBLE, INC., an Illinois Corporation ("Claimant"), hereinafter referred to as ("Chicago Granite"), with an address at 29W414 N. Aurora Rd., Naperville, Illinois 60563, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against 1417 West Grand Avenue, L.L.C., ("Owners") c/o Victor I. Dziekiewicz of 900 N. Franklin, Suite 702, Chicago, Illinois 60610, and Seth Mindel and Kimberly Kessler, ("Owners") of 1413 W. Grand Avenue, Unit 4E, Chicago, Illinois 60622, and Chicago Bancorp, ("Lender") of 1640 N. Wells, Suite 105, Chicago, Illinois 60614, and Ryan M. Rehl and Angela K. Recano, ("Owners") of 1413 W. Grand Ave., Unit 2SE, Chicago, Illinois 60622, and Washington Mutual Bank, ("Lender") of 1201 3<sup>rd</sup> Avenue, Seattle, Washington 98101, and Poter Construction & Development Company, ("Contractor") of 5440 N. Cumberland, Suite 301, Chicago, Illinois 60656, Unknown Owners and Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On or about July 12, 2003, Owners owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: 1413-1417 West Grand Avenue, Chicago, Illinois, and legally described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION (Attached)

# UNOFFICIAL COPY

PERMANENT REAL ESTATE TAX NO(S): 17-08-131-024, 025, 046

2. That 1417 West Grand Avenue, L.L.C. was Owner, and or Developer for the improvements at the Real Estate.

3. That Poter Construction & Development Company, ("Poter") was Owners Contractor for the improvements on the Real Estate.

4. That **Poter** entered into a Contract with **Chicago Granite** whereby Claimant agreed to furnish Natural Stone Kitchen and Vanity Counter Tops, (related materials, apparatus, and labor) to **Poter**, in exchange for payment in the original Contract amount of Eight Thousand, Six-Hundred and Thirty-Two Dollars & 50/100, (\$8,632.50).

5. That the Contract was entered into between **Poter** and **Chicago Granite**, with the full knowledge and consent of the Owner. Alternatively, the Owner specifically authorized **Poter** to enter into Contracts for, and in said improvement of the Real Estate. Alternatively, the Owner knowingly permitted **Poter** to enter into Contracts for, and in said improvement of the Real Estate.

6. At the special instance and request of **Poter** and with the full knowledge and express consent or acquiescence of Owner(s), Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$ .00. Claimant completed providing the additional materials and labor at various times.

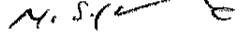
7. That on August 21, 2003 Claimant completed and delivered, substantially all work and materials required to be performed under the Contract.

8. That **Poter** is entitled to credits for payments in the amount of \$ .00.

9. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by **Poter**, the balance of Eight Thousand, Six-Hundred and ~~and Thirty~~-Two Dollars & 50/100, (\$8,632.50), for which with interest, the claimant claims a lien on said land and improvements, and on the monies or other consideration due, or to become due from the Owner under the Contract between the Owner and **Poter Construction & Development Company**.

Dated: November 13<sup>th</sup>, 2003

CHICAGO GRANITE AND MARBLE, INC.

By:   
Navneet Chawla, Vice President

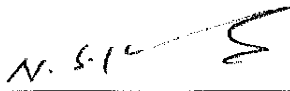
PERMANENT REAL ESTATE TAX NO(S): 17-08-131-024, 025, 046

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## VERIFICATION

State of Illinois }  
 } SS.  
 County of DuPage }

I, Navneet Chawla, being first duly sworn on oath, depose and state that I am Vice President for Claimant, Chicago Granite & Marble, Inc., an Illinois corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.



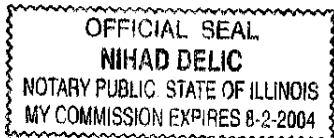
Navneet Chawla, Vice President

Subscribed and Sworn to  
 before me this 13 day  
 of November 2003.



Notary Public

Notary Seal



My Commission Expires: \_\_\_\_\_

**THIS INSTRUMENT WAS PREPARED BY AND  
 AFTER RECORDING SHOULD BE RETURNED TO:**

Mr. Navneet Chawla  
 Chicago Granite and Marble, Co.  
 29W414 N. Aurora Rd.  
 Naperville, Illinois 60563

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## APPORTIONMENT OF MATERIALS AND LABOR

<u>Unit</u>	<u>Amount Allocated</u>	<u>%Interest in the Common Elements</u>
2NE	\$1,203.50	15.788
2SE	\$1,203.50	15.788
3NE	\$ 933.75	Pending Amendment to Declaration
3SE	\$ 933.75	Pending Amendment to Declaration
4E	\$4,358.00	16.541

Property of Cook County Clerk's Office

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## SERVICE LIST

1417 West Grand Avenue, L.L.C.  
Attention: Victor I. Dziekiewicz  
900 N. Franklin  
Suite 702  
Chicago, Illinois 60610  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0579

Seth Mindel  
1413 W. Grand Avenue, Unit 4E  
Chicago, Illinois 60622  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0586

Kimberly Kessler  
1413 W. Grand Avenue, Unit 4E  
Chicago, Illinois 60622  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0593

Chicago Bancorp  
Mortgage Lending  
1640 N. Wells, Suite 105  
Chicago, Illinois 60614  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0609

Ryan M. Rehl  
1413 W. Grand Ave., Unit 2SE  
Chicago, Illinois 60614  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0616

Angela K. Recano  
1413 W. Grand Ave., Unit 2SE  
Chicago, Illinois 60614  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0623

Washington Mutual Bank  
Mortgage Lending  
1201 3<sup>rd</sup> Avenue  
Seattle, Washington 98101  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0630

Mr. Gary Poter  
Poter Construction & Development Company  
5440 N. Cumberland, Suite 301  
Chicago, Illinois 60641  
CERTIFIED MAIL, RETURN RECEIPT  
7003 1010 0003 7414 0647

17-08-131-024, 025, 046

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## Exhibit "A"

TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR GRANDVIEW RESIDENCES CONDOMINIUM

## Legal Description

Lots 6 and 7 in Block 18 in George Bickardike's Addition to Chicago excepting therefrom that part lying below an elevation of 31.00 feet CCD (City of Chicago Datum) bounded and described as follows: Commencing at the Northwest corner of said Lot 7; thence North 90 degrees, 00 minutes, 00 seconds East, along the North line of said Lots 6 and 7, being the South line of Grand Avenue, 50.00 feet to the Northeast corner of said Lot 6; thence South 00 degrees, 22 minutes, 02 seconds East, along the East line of Lot 6, a distance of 3.67 feet to the point of beginning; thence continuing Southerly, along the last described line, 76.15 feet to the South face, and its extension, of a wall; thence South 89 degrees, 20 minutes, 41 seconds West, along the South face of said wall, 21.19 feet to the West face of a wall; thence, along the face of the walls being the following described lines, North 00 degrees, 22 minutes, 55 seconds West, 23.23 feet; thence South 89 degrees, 37 minutes, 05 seconds West, 7.27 feet; thence South 00 degrees, 22 minutes, 55 seconds East, 10.22 feet; thence South 89 degrees, 37 minutes, 05 seconds West, 21.54 feet to the West line of said Lot 7; thence North 00 degrees, 22 minutes, 02 seconds West, along the West line of said Lot 7, a distance of 69.37 feet to the North face of a wall; thence, along the face of the walls being the following described lines, North 89 degrees, 35 minutes, 15 seconds East, 8.00 feet; thence South 00 degrees, 22 minutes, 55 seconds East, 2.12 feet; thence South 81 degrees, 19 minutes, 16 seconds East, 12.06 feet; thence South 00 degrees, 41 minutes, 58 seconds East, 6.90 feet; thence North 89 degrees, 37 minutes, 58 seconds East, 2.17 feet; thence South 00 degrees, 22 minutes, 55 seconds East, 3.55 feet; thence South 85 degrees, 37 minutes, 58 seconds West, 1.05 feet; thence South 00 degrees, 22 minutes, 55 seconds East, 11.00 feet; thence North 89 degrees, 37 minutes, 58 seconds East, 0.42 feet; thence South 00 degrees, 22 minutes, 55 seconds East, 17.32 feet; thence North 89 degrees, 37 minutes, 58 seconds East, 7.30 feet; thence North 00 degrees, 22 minutes, 55 seconds West, 17.32 feet; thence North 89 degrees, 37 minutes, 58 seconds East, 0.42 feet; thence North 00 degrees, 22 minutes, 55 seconds West, 11.00 feet; thence South 89 degrees, 37 minutes, 58 seconds West, 1.25 feet; thence North 00 degrees, 22 minutes, 55 seconds West, 3.55 feet; thence North 89 degrees, 37 minutes, 58 seconds East, 2.17 feet; thence North 00 degrees, 04 minutes, 03 seconds West, 6.90 feet; thence North 80 degrees, 07 minutes, 15 seconds East, 12.00 feet; thence North 00 degrees, 26 minutes, 30 seconds West, 2.06 feet; thence North 89 degrees, 35 minutes, 15 seconds East, 8.00 feet to the point of beginning, in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also:

Lot 1 in the Subdivision of Lot 1, in Block 1, in Armour's Subdivision, in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PI# 17-08-131-024-0000  
 17-08-131-025-0000  
 17-08-131-046-0000