

# UNOFFICIAL COPY



Doc#: 0407110071  
Eugene "Gene" Moore Fee: \$23.50  
Cook County Recorder of Deeds  
Date: 03/11/2004 02:08 PM Pg: 1 of 9

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

**Eric L. Singer  
Wildman, Harrold, Allen & Dixon LLP  
2300 Cabot Drive, Suite 455  
Lisle, IL 60532**

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

The claimant, R. G. Construction Services, Inc. ("R. C.") with offices at 936 Larch Avenue, Elmhurst, Illinois, hereby files its 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 against, Prairie House At Central Station, L.L.C., and Prairie House At Central Station Corp., with offices at 980 N. Michigan Avenue, Suite 1280, Chicago IL, BEJCO Development Corporation ("BDC") with offices at 980 N. Michigan Avenue, Chicago, IL, and Chicago Title & Trust f/u/t #1080000 with offices at 171 N. Clark Street, 4<sup>th</sup> Floor, Chicago, IL, against the interest of any person claiming an interest in the Real Estate (as hereinafter described) (collectively, "Owner") by, through or under Owner, and against Paul H. Schwendener, Inc. ("PHS") with offices at 1000 Vandustrial Drive, Westmont, IL, (as General Contractor).

Claimant further states as follows:

Common Address:        Prairie House At Central Station  
  1515 S. Prairie Avenue  
  Chicago, Illinois 60605

P. I. N.                    17-22-110-013-0000  
  17-22-110-029-0000

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1. On or about August 22 2001, Owner owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as Prairie House At Central Station, at 1515 S. Prairie Avenue, Chicago, IL , and legally described as on the attached, Exhibit A.

2. On or about February 3, 2003, Owner or its successor recorded a Declaration of Condominium for a portion of the Real Estate to be known as Prairie House At Central Station Condominiums. During the construction process, and as construction of individual condominium units (the "Condominium Units") was completed, Owner or its successor recorded Amendments First through Sixth to Declaration of Condominium for Prairie House At Central Station Condominiums. The Real Estate and the Condominium Units are legally described as on the attached Exhibit A, incorporated herein by reference. Some of the Condominium Units have been subsequently conveyed to third parties by Owner or its successor. On information and belief, Owner or its successor continues to own or beneficially own the balance of the Real Estate.

3. PHS was the Owner's general contractor for improvements on the Real Estate, pursuant to a contract prior to August 22 2001. On or about August 22, 2001, PHS, as general contractor, contracted with R. G., as subcontractor, to perform all work and to provide all supervision, labor, materials, equipment and tools necessary to complete all light gauge metal framing, batt insulation, drywall and polymeric coating work and all other things necessary for the construction and related items more completely described in the subcontract and related documents, all in exchange for payment of the original contract sum of \$2,548,685.00 (Two Million Five Hundred Forty Eight Thousand Six Hundred Eighty Five Dollars and No Cents)(collectively the "Subcontract").

4. The Subcontract was entered into and the work was performed by R. G. with the knowledge and consent of Owner. Alternatively, Owner specifically authorized PHS, and/or PHS's agents to enter into contracts for design and improvement of the Real Estate. Alternatively, Owner knowingly permitted PHS, and/or PHS's agents to enter into contracts for the design and improvement of the Real Estate.

5. As to all lots comprising the Real Estate, R.G. last performed work on the Real Estate on or after November 15, 2003.

6. At the special request and instance of PHS, and with the knowledge, consent, knowing permission or acquiescence of Owner, R.G. furnished extra and additional labor and materials for the improvement of the Real Estate. R.G. last performed extra and additional labor and provided extra and additional materials on or after November 15, 2003.

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7. As of the date hereof, after all previous credits and payments there remains due, unpaid and owing to R. G. the principal balance of \$102,058.16 (One Hundred Two Thousand Fifty Eight Dollars and Sixteen Cents) for which, with interest, attorneys' fees and costs as provided under the Illinois Mechanics Lien Act, R. G. claims a lien on the Real Estate and on the monies or other consideration due or to become due from Owner to PHS under its contract.

8. Claimant does not believe that it is required to allocate or apportion its lien among any lots or parcels comprising the Real Estate because this lien is timely as to all lots comprising the Real Estate. Nor does Claimant believe that precise dimensional or other exact allocation or apportionment is practical or calculable. In the alternative, and without admitting that allocation or apportionment is required or even calculable, and only in the event that allocation or apportionment is later deemed required, then, in that event, Claimant reserves its rights and remedies to collect the entire principal balance of the claim for lien, but alternatively allocates or apportions its claim for lien as follows:

R. G. alternatively allocates or apportions the principal amount of its total lien claim to the Condominium Units and their respective common ownership of the associated Common Elements, and further alternatively allocates or apportions that amount among each of the Condominium Units in the same percentage as each Unit's proportionate share as defined in the Declaration of Condominium for Prairie House At Central Station Condominiums, as amended.

Dated this 3 Day of March, 2004.

**R. G. CONSTRUCTION SERVICES, INC.**

By: \_\_\_\_\_

Brian Garcea, Chief Financial Officer

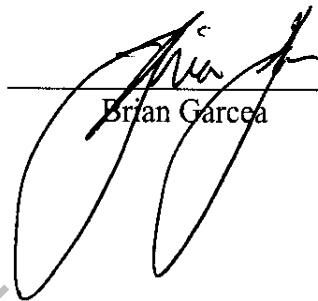
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P. I. N. 17-22-110-013-0000  
17-22-110-029-0000


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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

I, Brian Garcea, being first duly sworn on oath, depose and state that I am Chief Financial Officer of R. G. Construction Services, Inc., that I am authorized to execute this Subcontractor's Notice and Claim for Mechanics Lien on behalf of R. G. Construction Services, Inc., that I have read the foregoing and know the contents thereof and that the statements contained therein are true.

  
\_\_\_\_\_  
Brian Garcea

SUBSCRIBED AND SWORN TO  
before me this 3 day  
of March, 2004.

  
\_\_\_\_\_



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

**Eric L. Singer  
Wildman, Harrold, Allen & Dixon LLP  
2300 Cabot Drive, Suite 455  
Lisle, IL 60532  
1334603**

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## EXHIBIT A

## LEGAL DESCRIPTION

That part of the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian described as follows: beginning at the Southwest corner of Lot 2 in Prairie Place Townhomes Subdivision being a subdivision in said Northwest Fractional Quarter of Section 22; Thence Southerly 66.49 feet along the East line of South Prairie Avenue being the arc of a circle convex Easterly, having a radius of 316.00 feet and whose chord bears North 06° 00' 21" East 66.37 feet to a point of tangency; Thence continuing South along said East line 371.0 feet to a point on the Easterly extension of the South line of East 15th Place; Thence South 89° 58' 41" East 232.93 feet along said extension; Thence North 08° 24' 46" West 441.77 feet; Thence North 89° 58' 341" West 175.10 feet to the point of beginning (except therefrom that part thereof described as follows: commencing at the Southwest corner of Lot 2 in Prairie Place Townhomes Subdivision, being a subdivision in said Northwest Fractional Quarter of Section 22; Thence Southerly 65.38 feet along the East line of South Prairie Avenue being the arc of a circle convex Easterly, having a radius of 316.00 feet and whose chord bears South 06° 06' 23" East, a distance of 65.27 feet to the point of beginning; Thence continue Southerly 1.11 feet along said East line of South Prairie Avenue being an arc of a circle convex Easterly having a radius of 316.0 feet and whose chord bears South 00° 04' 42" East, a distance of 1.11 feet to a point of tangency; Thence South 00° 01' 19" West along said East line of South Prairie Avenue, 197.59 feet; Thence South 69° 58' 41" East 41.72 feet; Thence North 00° 01' 19" East 198.69 feet; Thence North 89° 58' 41" West 41.72 feet to the point of beginning and except therefrom that part thereof lying above a horizontal plane of 104.65 feet above Chicago City Datum and lying below a horizontal plane of 134.94 feet above Chicago City Datum and except therefrom that part thereof lying above a horizontal plane of 143.96 feet above Chicago City Datum), in Cook County, Illinois.

(including, but not limited to, the units identified on the attached)

Permanent Tax Number(s) (P.I.N): 17-22-110-013-0000  
17-22-110-029-0000

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AND ALSO LEGALLY DESCRIBED AS:

(including, but not limited to, the units identified on the attached)

**Legal Description:****PARCEL G:**

**THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE, BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 00 MINUTES 21 SECONDS EAST 66.37 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 305.00 FEET TO A POINT ON A LINE 66.00 FEET NORTH OF AND PARALLEL WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 223.14 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 08 DEGREES 24 MINUTES 46 SECONDS WEST 308.34 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 177.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL A:**

**THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22, THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE, BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 00 MINUTES 21 SECONDS EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG A LINE DRAWN 66 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 177.92 FEET; THENCE NORTH 08 DEGREES 24 MINUTES 46 SECONDS WEST, 308.34 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE 175.10 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.**

**PARCEL B:**

**THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22, THENCE SOUTHERLY 66.49 FEET ALONG THE EAST**

**LINE OF SOUTH PRAIRIE AVENUE, BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 00 MINUTES 21 SECONDS EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 305.00 FEET TO A POINT ON A LINE 66.00 FEET NORTH OF AND PARALLEL WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 223.14 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 08 DEGREES 24 MINUTES 46 SECONDS EAST 66.72 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID EASTERLY EXTENSION 232.93 FEET TO THE EAST LINE OF SOUTH PRAIRIE AVENUE; THENCE NORTH 00 DEGREES 01 MINUTE 19 SECONDS EAST ALONG SAID EAST LINE 66.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

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Common Address: 1515 South Prairie Avenue  
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**UNOFFICIAL COPY****UNIT NUMBERS AND PERCENTAGE OF INTEREST APPURTENANT THERETO**

Residential Unit	%
201	3.4034%
403	3.3584%
404	1.4726%
405	1.4726%
408	2.1456%
411	2.5238%
412	2.0540%
414	3.3767%
415	1.4593%
416	1.4726%
417	1.4726%
418	1.4726%
419	1.4210%
501	1.5726%
502	1.9107%
503	2.0657%
504	1.4726%
505	1.4726%
508	2.1456%
509	1.8091%
513	3.8648%
514	3.3834%
515	1.3227%
516	1.9624%
517	1.4726%
518	1.4726%
519	1.4210%
601	1.5726%
602	1.9107%
603	2.0657%
604	1.4726%
605	1.4726%
614	3.1385%
615	1.3227%
616	1.9624%
617	1.4726%
618	1.4726%
619	1.4210%
702	1.8741%
704	1.4726%
709	1.8091%
711	2.5238%

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715		1.7925%
716		1.9624%
717		1.4726%
802		1.9107%
803		2.0657%
805		1.8741%
813		2.4322%
815		1.7925%
816		1.9624%
817		1.4726%
818		1.4726%
902		1.9107%
904		1.4726%
905		1.4726%
906		2.0873%
916		1.9624%
917		1.4726%
918		1.4726%
919		1.4210%
1308		2.1456%
1310		3.6816%
	Sub Total for Units	81.7688%
	Parking	
P-1		0.2849%
P-9		0.2849%
P-26		0.2849%
P-30		0.2849%
P-45		0.2849%
P-53		0.2849%
P-54		0.2849%
P-55		0.2849%
P-56		0.2849%
P-57		0.2849%
P-58		0.2849%
P-59		0.2849%
P-61		0.2849%
P-62		0.2849%
P-63		0.2849%
P-64		0.2849%
P-65		0.2849%
P-66		0.2849%
P-67/68		0.2849%
P-82		0.5697%
P-84		0.2849%
P-87		0.2849%
P-97		0.2849%
P-99		0.2849%
P-103		0.2849%
P-104		0.2849%



