



SUBCONTRACTOR'S CLAIM FOR LIEN

Doc#: 0420236031
Eugene "Gene" Moore Fee: \$18.50
Cook County Recorder of Deeds
Date: 07/20/2004 01:03 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The claimant, M. Eber & Co. of Illinois, Inc., of the City of Rosemont, County of Cook, State of Illinois, hereby files notice and claim for lien against Paul H. Schwendener, Inc., the contractor, of the Village of Westmont, County of DuPage, State of Illinois, and Prairie House at Central Station L.L.C. and Bejco Development, the owners of the real estate hereinafter described, and any other persons claiming to be interested in said real estate, and states:

1. On August 23, 2001, the above named owners legally or beneficially owned the following described real estate (and all existing improvements thereto, if any) in the City of Chicago, County of Cook, State of Illinois, which is part of the project (the "Project") commonly known as The Prairie House Project:

(See the Legal Description Rider attached hereto and made a part hereof).

Permanent Index Number: 17-22-110-102-0000; 17-22-110-103-0000;
17-22-110-104-0000

and Paul H. Schwendener, Inc. was their contractor for the improvement thereof.

2. On or about August 23, 2001, said contractor made a written subcontract with the claimant to furnish labor and certain materials for and in respect to the painting, concrete joint box and other work for and in the construction of the improvements constituting the Project, including the aforesaid real estate, for a total price of \$465,861.00.

3. The claimant furnished extra labor and material to the Project for the agreed upon sum or to the value of \$288,683.00.

4. The claimant has performed all that was required to be done by it under said subcontract and has completed furnishing labor and material to the total value of \$754,544.00.

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5. Said contractor is entitled to credits on account thereof for payments previously made and for approved back charges in the aggregate amount of \$637,594.00, leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of \$116,950.00, of which there is due, unpaid and owing with respect to the aforesaid real estate the amount set forth on the Legal Description Rider attached hereto and for which latter amount, with interest, the claimant claims a lien on said real estate and on the money and other consideration due or to become due from the legal or beneficial owners under said contract against said contractor and legal and beneficial owners.

CLAIMANT:

M. ECKER & CO. OF ILLINOIS, INC.

Dated: 7/16/04

By: *Walter J. Starck*
Its Agent and Attorney

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The affiant, Walter J. Starck, being first duly sworn on oath, deposes and states that he is agent and attorney of the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Walter J. Starck

SUBSCRIBED and SWORN to
before me this 16th day
of July, 2004.



Linda Leslie
NOTARY PUBLIC

This document prepared by Michael Best & Friedrich LLC, 401 North Michigan Avenue, Suite 1900, Chicago, Illinois 60611; 312/222-0800.

MAIL RECORDED DOCUMENT TO WALTER J. STARCK, MICHAEL BEST & FRIEDRICH LLC. AT ABOVE ADDRESS.

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LEGAL DESCRIPTION

UNIT 711 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHWEST FRACTIONAL $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08 DEGREES 24 MINUTES 46 SECONDS WEST 441.78 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS 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 $\frac{1}{4}$ 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 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 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 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 41.72 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 198.69 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 41.72 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030163876, AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Amount Due: \$1,606.00