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SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

Doc#: 0426417331
Eugene "Gene" Moore Fee: \$20.50
Cook County Recorder of Deeds
Date: 09/20/2004 03:13 PM Pg: 1 of 6

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

TO: John B. McCauley, Member
Park Plaza Construction, L.L.C.
Three First National Plaza
Chicago, Illinois 60602

John B. McCauley, Managing Member
Belmont Harbor Home Development, L.L.C.
1826 W. School Street
Chicago, Illinois 60657

Sonja M. Dauparas, President
Ashland Propane, Inc.
16525 Vincennes
South Holland, Illinois 60473

Mr. Charles H. Gatwood
Gatwood Crane Service, Inc.
2345 E. Hamilton Road
Arlington Heights, Illinois 60005

Mr. Michael Gallagher
Gallagher Construction Corporation
140 S. Dearborn, Suite 1610
Chicago, Illinois 60603

Kris M. Lewandowski
American United Bank and Trust Company
USA
321 West Golf Road
Schaumburg, Illinois 60196

John Nelson, President
Environ, Inc.
401 West Superior
Chicago, Illinois 60610

PREPARED BY AND RETURN TO:

NEAL R. PITCHER
Neal R. Pitcher, P.C.
100 East Chicago Street, Suite 305
Elgin, IL 60120
(847) 429-0200

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SM
M.V.
AGW

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Mr. Manoj Mohan
Units #2D and L-11
508 West Melrose
Chicago, Illinois 60057

Kamal Mohan
Units #2D and L-11
508 West Melrose
Chicago, Illinois 60057

Tripta Mohan
Units #2D and L-11
508 West Melrose
Chicago, Illinois 60057

Mr. Timothy J. O'Connor, Secretary
O'Connor Construction Company, Inc.
9063 Knickerbocker
St. John, Indiana 46373

James Avila
Units #4B and L-1
508 West Melrose,
Chicago, Illinois 60057

Patricia Vila
Units #4B and L-1
508 West Melrose
Chicago, Illinois 60057

Jared Dolce
Units #3B and L-3
508 West Melrose
Chicago, Illinois 60657

Jennifer Dolce
Units #3B and L-3
508 West Melrose
Chicago, Illinois 60657

Ryan Levin
Units #3C and LL-5 and LL-6
508 West Melrose
Chicago, Illinois 60657

Dannyella Levin
Units #3C and LL-5 and LL-6
508 West Melrose
Chicago, Illinois 60657

John Kozak
Units #4C and L-4
508 West Melrose
Chicago, Illinois 60657

Catherine Kozak
Units #4C and L-4
508 West Melrose
Chicago, Illinois 60657

Ernest A. Sloss
Units #6D and L-12 and L-13
508 West Melrose
Chicago, Illinois 60657

M. James Scott
Units #3A and LL-13 and LL-14
508 West Melrose
Chicago, Illinois 60657

Michael B. Evanoff
Units #6C and L-5
508 West Melrose
Chicago, Illinois 60657

David R. Walega
Units #4A and L-9
508 West Melrose
Chicago, Illinois 60657

The Claimant, TOR CONSTRUCTION CO., INC., with its principal offices located at 301 West Sundown Road, South Elgin, IL 60177, County of Kane, State of Illinois, hereby files notice and claim for lien against PARK PLAZA CONSTRUCTION, L.L.C., as assignee/successor of B2Bilt, Inc., with offices at 1826 W. School Street, Chicago, Illinois 60657

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("Contractor"); BELMONT HARBOR HOME DEVELOPMENT, L.L.C., MANOJ MOHAN, KAMAL MOHAN, TRIPTA MOHAN, JARED DOLCE, JENNIFER DOLCE, RYAN LEVIN, DANNYELLA LEVIN, JAMES AVILA, PATRICIA VILA, JOHN KOZAK, CATHERINE KOZAK, ERNEST A. SLOSS, M. JAMES SCOTT, MICHAEL B. EVANOFF, DAVID R. WALEGA ("Owners"); ENVIRON, INC. ("Architect"); AMERICA UNITED BANK AND TRUST COMPANY, USA ("Lender"); ASHLAND PROPANE, INC., GATWOOD CRANE SERVICE, INC., GALLAGHER CONSTRUCTION CORPORATION, O'CONNOR CONSTRUCTION COMPANY, INC. ("Lien Claimants"), and states:

That on May 10, 2004, the Owners in aggregate owned the following described land in the County of Cook, State of Illinois, to wit:

Lots 21 and 22 and the West 14 feet of Lot 23 in Block 1 in Lake Shore Subdivision of lots 24, 25 and 26 in Pine Grove, a subdivision in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Said parcel is further the subject of a Declaration of Condominium Ownership and Easements, Restrictions Covenants and Bylaws for the Park Plaza Condominiums dated June 3, 2003, and which was recorded on June 3, 2003, as Document No. 0315432141 in the office of the Recorder of Cook county, Illinois, which has further described the real estate and improvements thereon as follows:

Unit Number(s) 2A, 2B, 2D, 3A, 3B, 3C, 3E, 4A, 4B, 4C, 4D, 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, PH-E, PH-W, L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10, L-11, L-12, L-13, L-14, L-15, L-16, L-17, LL-2, LL-3, LL-4, LL-5, LL-6, LL-13, LL-14, LL-15, LL-16, and LL-17, in the Park Plaza Condominium, as delineated on a survey of the following described parcel of real estate:

Lots 21 and 22 and the West 14 feet of Lot 23 in Block 1 in Lake Shore Subdivision of lots 24, 25 and 26 in Pine Grove, a subdivision in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium Recorded as Document 0315432141, together with an undivided percentage interest in the common elements.

Permanent Real Estate Index Numbers: 11-21-312-029-0000 and 14-21-312-029-030-0000

Address of Premises: 508-512 West Melrose, Chicago, Illinois

and PARK PLAZA CONSTRUCTION, L.L.C., as assignee/successor of B2Bilt, Inc. was the Owners' contractor for the improvement thereof.

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That on July 10, 2002, said Contractor made a subcontract with Claimant, authorized and knowingly permitted by said Owners, to provide labor, materials and equipment to complete the concrete for and in said improvement in the amount of One Hundred Ninety-five Thousand Four Hundred Seventy-three Dollars (\$195,473.00) for improvement of said premises.

That at the special instance and request of Contractor, the Claimant furnished extra and additional materials at and extra labor on said premises at the value of Sixty-eight Thousand Eight Hundred Twenty-five and 96/100 Dollars (\$68,825.96), such amount having been approved by Owners or Owners' agents.

That on May 10, 2004, the Claimant completed all the work thereunder that was required to be done by said subcontract.

As of the date hereof, Claimant has completed work having a value of Two Hundred Sixty Four Thousand Two Hundred Ninety-eight and 96/100 Dollars (\$264,298.96).

Owners are entitled to credits on account thereof in the amount of Two Hundred Forty-three Thousand Seven Hundred nine and 16/100 Dollars (\$243,709.16), leaving due, unpaid and owing to the Claimant the principal sum balance of Twenty Thousand Five Hundred Eighty-nine and 80/100 Dollars (\$20,589.80), which principal amount bears interest at the statutory rate of ten percent (10%) per annum, for which, with interest, the Claimant claims a lien on said land and improvements and on the moneys or other considerations due or become due from the Owners under said contract against said Contractor and Owners.

DATED at South Elgin, Illinois, this 7th day of September, 2004.

TOR CONSTRUCTION CO., INC.

By




Tore Bakk-Hansen, President

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VERIFICATION

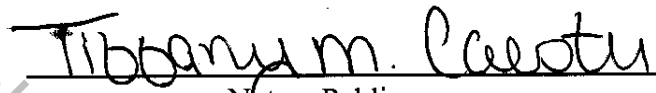
State of Illinois)
) ss
 County of Kane)

The undersigned affiant, being first duly sworn, on oath deposes and says that he is the duly elected President of TOR CONSTRUCTION CO., INC., the Claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.



 Tore Bakk-Hansen

Subscribed and sworn to before me this 7th day of September, 2004.



 Notary Public

Property of Cook County Clerk's Office

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AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, Tore Bakke-Hansen, do herewith certify that I did the 7th day of September, 2004, serve a copy of the foregoing SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN upon all parties of interest, by depositing same in the United States Mail in South Elgin, Illinois with postage fully prepaid thereon as Certified Mail, Return Receipt Requested, Restricted Delivery, addressed as first shown on said document.

Tore Bakke-Hansen

SUBSCRIBED AND SWORN to before me, a Notary Public, on this 7th day of September, 2004.

Tiborany M. Cavot
 Notary Public

Property of Cook County Clerk's Office