

UNOFFICIAL COPY



X:\wpdocs\Lien PRV Greater Services Centerstone

Doc#: 0427150107
Eugene "Gene" Moore Fee: \$21.00
Cook County Recorder of Deeds
Date: 09/27/2004 03:09 PM Pg: 1 of 7

NOTICE AND CLAIM FOR MECHANICS LIEN

**IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS**

GREATER SERVICES, INC.	)	"NOTICE TO OWNER
)	
("Claimant"),	)	Do not pay the contractor for this
v.	)	work or material unless you have
	)	received from the contractor a waiver
CENTERSTONE DEVELOPMENT GROUP,	)	of lien or other satisfactory evidence
INC., 1414-1416 W. IRVING PARK, LLC., LE	)	of payment to the Claimant."
PAVILLION CONDOMINIUM)	
ASSOCIATION, LAKESIDE BANK, and THE	)	NOTICE & CLAIM FOR LIEN
INDIVIDUAL UNIT OWNERS LISTED ON	)	IN THE AMOUNT OF:
THE ATTACHED EXHIBIT "A"	)	\$15,067.00 plus interest and
	)	collection costs.
)	
("Defendants").)	

Claimant, GREATER SERVICES, INC. ("GREATER"), located at 304 North Rose, Park Ridge, Illinois 60068, being a subcontractor for the provision of electrical wiring, lighting, materials, equipment, tools, and related electrical work on the real estate described below, hereby files a Notice and Claim for Lien against said property ("LAND") and against 1414-1416 WEST IRVING PARK, LLC., an Illinois limited liability company, 1043 Florida Lane, Elk Grove

This document was prepared by: P.I.N. NO. 14-17-314-035-0000

MAIL TO:
 ANTHONY G. SUIZZO
 LAW OFFICES OF ANTHONY G. SUIZZO
 3201 Old Glenview Road, Suite 225
 Wilmette, IL 60091-2942
 Telephone No. (847) 853-0300
 Attny. No. 23385

7

UNOFFICIAL COPY

Village, Illinois 60007, Le Pavillion Condominium Association, and the individual unit owners listed on the attached Exhibit "A", (collectively "OWNER"), the owner of record of the LAND, each of whom is hereby notified individually and as agent of the individual unit owners, and against LAKESIDE BANK, 55 West Wacker Drive, Chicago, Illinois, 60601, who claims an interest in the nature of a mortgage in the LAND, which is commonly known as 1414-1416 West Irving Park, Chicago, Illinois, 60618, the legal description of which is:

FIRST FLOOR COMMERCIAL SPACE AND UNITS 2E, 2W, 3E, 3W, 4E AND 4W IN THE LE PAVILLION CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOT 28 IN BLOCK 2 IN ASHLAND ADDITION TO RAVENSWOOD, A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, AS DELINEATED IN DECLARATION OF CONDOMINIUM RECEIVED IN COOK, COUNTY, ILLINOIS, AS DOCUMENT 0333734033, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Claimant also hereby files a Notice and Claim for Lien against CENTERSTONE DEVELOPMENT GROUP, INC., an Illinois corporation, located at 1043 Florida Lane, Elk Grove Village, Illinois 60007, ("CENTERSTONE"), who on information and belief was the general contractor for said project, who was authorized and/or knowingly permitted by OWNER to provide construction work on the LAND.

On or before November 26, 2002, the OWNER of said property made a contract with CENTERSTONE whereby CENTERSTONE was to provide, or knowingly permitted CENTERSTONE to provide labor, material, tools and equipment for construction for said project; and on November 26, 2002, CENTERSTONE and GREATER entered into a written subcontract whereby GREATER was to provide electrical wiring, lighting, materials, equipment, tools, and related electrical work for said project; GREATER completed all of its obligations pursuant to said subcontract on or about June 14, 2004.

UNOFFICIAL COPY

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay GREATER.

Therefore, after all due credits, the amount left due, unpaid and owing to GREATER is \$15,067.00, for which amount, plus interest and collection costs, including reasonable attorneys' fees, GREATER claims a lien on the LAND and improvements thereon, and on any monies due or to become due to CENTERSTONE or any other party from OWNER for said project.

GREATER SERVICES, INC.

By: _____

One of its attorneys

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attny. No. 23385


UNOFFICIAL COPY

VERIFICATION

I, John Gallagher, on oath state that I am the president and duly authorized agent of GREATER SERVICES, INC., that I have read the foregoing Notice and Claim for Mechanics Lien against CENTERSTONE DEVELOPMENT GROUP, INC., et al., and that the statements therein are true to the best of my information and belief.


John Gallagher

Subscribed and Sworn to before me
this 10th day of September, 2004


Notary Public

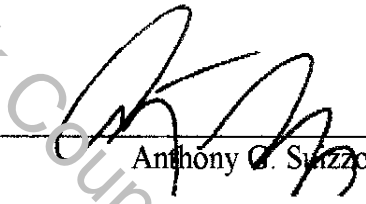


ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attny. No. 23385

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

I, Anthony G. Suizzo, an attorney, certify that I served the foregoing Notice and Claim for Mechanics Lien on 1414-1416 West Irving Park, LLC., 1043 Florida Lane, Elk Grove Village, Illinois 60007, (via certified mail, return receipt requested), and mailed copies to: Le Pavillion Condominium Association, c/o 1414-1416 West Irving Park, LLC., 1043 Florida Lane, Elk Grove Village, Illinois 60007, (via certified mail, return receipt requested), and LAKESIDE BANK, 55 West Wacker Drive, Chicago, Illinois, 60601, (via certified mail, return receipt requested), and CENTERSTONE DEVELOPMENT GROUP, INC., 1043 Florida Lane, Elk Grove Village, Illinois 60007, (via first class mail); and deposited said mailed items at the U.S. Post Office, Wilmette, Illinois, on September 10, 2004, with proper postage prepaid.



Anthony G. Suizzo

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attny. No. 23385

UNOFFICIAL COPY**EXHIBIT "A"****RESIDENTIAL SPACE**

UNIT #	OWNER	OWNERSHIP %
1414-1416 West Irving Park, #2E	Dianne Scholtes 944 W. Grace, # C102 Chicago, IL 60613	16.2826%
1414-1416 West Irving Park, #2W	David Land Zarkowsky and Debra Land Zarkowsky 2237 West Leland, #2 Chicago, IL 60625	16.2826%
1414-1416 West Irving Park, #3E	Athanasios Papadopoulos and Tanda Johns 3733 N. Greenview, #3 Chicago, IL 60613	16.6667%
1414-1416 West Irving Park, #3W	Alfred Pollock and Julie Pollock 938 W. George St. Chicago, IL 60657	16.6667%
1414-1416 West Irving Park, #4E	1414-1416 Le Pavillion Condominium Association, LLC 1043 Florida Lane Elk Grove Village, IL 60007	17.0507%
1414-1416 West Irving Park, #4W	Charles Heckin 4116 N. Paulina Chicago, IL 60613	17.0507%
TOTAL		100.00%

COMMERCIAL SPACE

1414-1416 West Irving 1st floor, Commercial Properties, Chicago, IL 60616

Reflection Partners Development, Inc.
3804 Littlestone Ct.
Naperville, IL 60564

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

I, Anthony G. Suizzo, an attorney, certify that I served the foregoing Notice and Claim for Mechanics Lien on 1414-1416 West Irving Park, LLC., 1043 Florida Lane, Elk Grove Village, Illinois, 60007, (via certified mail, return receipt requested), and to Le Pavillion Condominium Association, c/o 1414-1416 West Irving Park, LLC., 1043 Florida Lane, Elk Grove Village, Illinois, 60007, (via certified mail, return receipt requested), and deposited said mailed items at the U.S. Post Office, Wilmette, Illinois, on September 10, 2004, with proper postage prepaid.



Anthony G. Suizzo

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attny. No. 23385