

# UNOFFICIAL COPY

2359



Doc#: 0511818121  
Eugene "Gene" Moore Fee: \$22.50  
Cook County Recorder of Deeds  
Date: 04/28/2005 03:05 PM Pg: 1 of 8

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

TO: VIA CERTIFIED MAIL R/R  
ADCO Mechanical, Inc  
c/o Omar Ayyad, Registered Agent  
4503 West Armitage Avenue  
Chicago, Illinois 60639

VIA CERTIFIED MAIL R/R  
Dynaprop XVIII: State Street LLC  
c/o Gael Morris, Esq., Registered Agent  
2835 N. Sheffield Avenue, Suite 232  
Chicago, Illinois 60657

VIA CERTIFIED MAIL R/R  
MB Financial Bank, N.A.  
c/o Commercial Lending  
801 W. Madison Street  
Chicago, Illinois 60607

VIA CERTIFIED MAIL R/R  
LaSalle Bank, N.A.  
c/o Commercial Lending  
135 S. LaSalle Street  
Chicago, Illinois 60603

THE CLAIMANT, **Ferguson Enterprises, Inc.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Dynaprop XVII: State Street LLC**, owner, **MB Financial Bank, N.A.**, mortgagee, **LaSalle Bank, N.A.**, mortgagee (collectively "Owner"), **ADCO Mechanical, Inc.**, subcontractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See attached Exhibit A.

# UNOFFICIAL COPY

P.I.N.: 17-21-414-006-0000

which property is commonly known as Pointe 1900 On State; 1900 South State Street, Chicago, Illinois.

2. On information and belief, said Owner contracted with a general contractor for certain improvements to said premises.

3. On information and belief, and subsequent hereto, the general contractor entered into a subcontract with **ADCO Mechanical, Inc.**

4. Subsequent thereto, **ADCO Mechanical, Inc.**, entered into a subcontract with Claimant to furnish plumbing fixtures and supplies.

5. The Claimant completed its work under its subcontract on January 26, 2005, which entailed furnishing said materials.

6. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Six Thousand Seven Hundred Sixty Four and 07/100 Dollars (\$6,764.07)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract against

# UNOFFICIAL COPY

said contractor, in the amount of **Six Thousand Seven Hundred Sixty-Four and 07/100 Dollars**  
**(\$6,764.07)** plus interest.

**Ferguson Enterprises, Inc.**, a Virginia corporation

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

One of its attorneys

**This notice was prepared by and  
after recording should be mailed to:**

James T. Rohlfing  
Kori M. Bazanos  
ROHLFING & OBERHOLTZER  
One East Wacker Dr., Ste. 2420  
Chicago, Illinois 60601

**UNOFFICIAL COPY****EXHIBIT A**

Units 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 227, 228, 229, 230, 231, 232, 233, 234, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 327, 328, 329, 330, 331, 332, 333, 334, 401, 402, 403, 405, 406, 407, 408, 409, 410, 411, 412, 427, 428, 429, 430, 431, 432, 433, 434 and G-1 through G-55, all inclusive, in Pointe 1900 on State Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, ALONG THE EAST LINE OF SAID LOTS 1 TO 5, BOTH INCLUSIVE, SAID LINE ALSO BEING THE WEST LINE OF SOUTH STATE STREET, A DISTANCE OF 293.69 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 175.70 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
 THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
 THENCE NORTH 31° 54' 03" WEST, A DISTANCE OF 68.65 FEET;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY AND THE NORTHWESTERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 186.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCELS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +29.66 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 1 AND 2 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 121.69 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 34.48 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 9.20 FEET;



**UNOFFICIAL COPY**

THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 25.60 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.72 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 9.41 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 22.49 FEET;  
 THENCE NORTH 89° 35' 12" WEST, A DISTANCE OF 7.87 FEET;  
 THENCE SOUTH 58° 03' 42" WEST, A DISTANCE OF 11.14 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 11.60 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 10.71 FEET;  
 THENCE A DISTANCE OF 21.13 FEET ALONG AN ARC OF A CIRCLE, CONVEX TO  
 THE NORTHWEST, HAVING A RADIUS OF 15.18 FEET AND WHOSE CHORD OF  
 19.46 FEET BEARS NORTH 19° 55' 01" EAST;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 9.40 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 38.06 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 16.47 FEET;  
 THENCE SOUTH 58° 08' 39" WEST, A DISTANCE OF 28.67 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 18.12 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 3.68 FEET;  
 THENCE SOUTH 31° 51' 21" EAST, A DISTANCE OF 2.84 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 5.13 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 32.02 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 2.02 FEET;  
 THENCE NORTH 31° 51' 21" WEST, A DISTANCE OF 4.78 FEET;  
 THENCE NORTH 58° 08' 39" EAST, A DISTANCE OF 175.38 FEET TO THE POINT  
 OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT  
 ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A  
 HORIZONTAL PLANE AT ELEVATION +29.66 FEET CHICAGO CITY DATUM OF  
 THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL  
 TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST  
 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1:  
 THENCE SOUTH 00° 03' 47" EAST, A DISTANCE OF 129.79 FEET TO THE POINT  
 OF BEGINNING;  
 THENCE CONTINUING SOUTH 00° 03' 47" EAST, A DISTANCE OF 163.89 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 51.96 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 6.59 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 5.50 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 3.44 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.50 FEET;  
 THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 0.30 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 18.39 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 146.46 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 25.71 FEET;  
 THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 7.70 FEET;

**UNOFFICIAL COPY**

THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 44.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 76.72 FEET;  
 THENCE NORTH 89° 57' 07" WEST, A DISTANCE OF 26.96 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 15.83 FEET;  
 THENCE NORTH 31° 44' 44" WEST, A DISTANCE OF 16.35 FEET;  
 THENCE NORTH 57° 48' 37" EAST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE OF 1.25 FEET;  
 THENCE NORTH 58° 03' 42" EAST, A DISTANCE OF 51.87 FEET;  
 THENCE SOUTH 89° 35' 12" EAST, A DISTANCE OF 7.15 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 163.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 162.30 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 90° 00' 00" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE NORTH 00° 00' 37" EAST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 89° 59' 23" EAST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 24.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF

# UNOFFICIAL COPY

THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit E to the Declaration of Condominium recorded \_\_\_\_\_, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number \_\_\_\_\_, together with their respective undivided percentage interest in the Common Elements.

Address: 1910 South State Street, Chicago, Illinois

PIN: 17-21-414-006-0000

# UNOFFICIAL COPY

APR-22-2005 04:36PM FROM-ROHLFING OBERHOLTZER

+3129239023

T-421 P.005/006 F-926

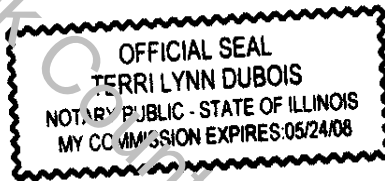
### VERIFICATION

The undersigned, Avantika Ahuja, being first duly sworn, on oath deposes and states that he is an authorized representative of Ferguson Enterprises, Inc., that he has read the above and foregoing subcontractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

[Signature] (Credit Manager)

SUBSCRIBED AND SWORN to  
before me this 26 day  
of April, 2005.

[Signature]  
Notary Public



My commission expires: 5/24/08