



Doc#: 0612554159 Fee: \$20.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/05/2006 02:20 PM Pg: 1 of 6

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED

TO:

Jeffrey S. Keller, Esq.
P.O. Box 450
Warrenville, IL 60555

SUBCONTRACTOR NOTICE & CLAIM FOR MECHANIC'S LIEN

State of Illinois)
) SS.
County of Cook)

TO : See Attached Service List

The Claimant, Skyline Plastering, Inc. ("Skyline"), an Illinois corporation with an office at 472 Randy Road, Carol Stream, Illinois, 60188, hereby serves and files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described and against the interest(s) of Chicago Title Land Trust Co. as Trustee under Trust Agreement dated May 14, 2002 and known as Trust Number 1110916 ("Chicago Title Land Trust"), LaSalle Bank N.A. as successor trustee to American National Bank as Trustee under Trust No. 103175-01 date July 30, 1987 ("LaSalle Trust"), and Standard Bank & Trust Co. as Trustee under Trust No. 5186 dated January 7, 1977 ("Standard Trust") (Chicago Title Land Trust, LaSalle Trust and Standard Trust, are collectively "Prior Owners"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under any of Prior Owners including, without limitation, MDA City Apartments, LLC, a Delaware Limited Liability Company ("MDA Apartments"), MDA Master Tenant LLC, an Illinois Limited Liability Company ("MDA Tenant") (collectively MDA Apartments and MDA Tenant, are "Current Owners"), 185 North Wabash, LLC ("185 Wabash"), Lake Wabash, LLC ("Lake Wabash"), NASI XIII, LLC a Delaware limited liability company ("NASI"), Bank of America, N.A. ("Lender") and Walsh Construction Company formerly known as Walsh Construction Company of Illinois, an Illinois corporation ("Prime Contractor");

Skyline states as follows:

1. Since prior to October 16, 2003, Prior Owners owned various interest(s) in the Real Estate and improvements commonly known as 63 East Lake Street and formerly known as 185 North Wabash Avenue, Chicago, IL and legally described as follows ("Real Estate"):

See Exhibit A Legal Description attached hereto and incorporated herein.

2. On information and belief, as of October 16, 2003, MDA Apartments, as "Owner" and Prime Contractor, as "Contractor", entered into a construction contract under which Prime

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Address: 63 East Lake Street (formerly 185 North Wabash Avenue), Chicago IL

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Contractor agreed to renovate the structure on the Real Estate into 190 residential rental units and three ground floor commercial spaces (the "Prime Contract").

3. On or about May 20, 2005, Skyline signed a written subcontract agreement with Prime Contractor, which Prime Contractor signed on or about June 15, 2005, under which Skyline agreed to provide labor, materials and equipment for the repair and installation of interior plaster for the building being renovated on the Real Estate in exchange for which Skyline would be compensated on a time and materials basis.

4. At Prime Contractors' request and direction, and with Current Owners' agent's knowledge and permission, Skyline performed the requested work and labor to the extent and value of \$ 210,354.00; all of which work was inspected and invoice charges approved by Prime Contractor.

5. The Prime Contract was entered into by MDA Apartments with the knowledge and consent of Current Owners and Former Owners; and Current Owners' agents knowingly permitted Prime Contractor and Skyline to perform Work to improve the Real Estate.

6. Skyline last performed its Work at the Real Estate on February 14, 2006.

7. As of the date hereof, after allowing all credits, there is due, unpaid and owing to Skyline, the current principal sum of Eighty Six Thousand Nine Hundred Twenty and 30/100's Dollars (\$ 86,920.30) (the "Current Principal Sum"), for which with interest and attorney's fees, Skyline claims a mechanics lien against the interests of Former Owners and Current Owners in the Real Estate and anyone claiming through any of them and against funds owing or to become owing from MDA Apartments, Current Owners or Former Owners to Prime Contractor.

8. Skyline revokes any waiver of rights for which Skyline has not received payment.

Dated: April 21, 2006

SKYLINE PLASTERING, INC.

By: _____

Chuck Bundrick, President

NOTICE TO OWNER

Do not pay the contractor for this work or material delivered unless you have received from the contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor.

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EXHIBIT "A" TO SUBCONTRACTOR'S NOTICE AND CLAIM OF MECHANICS LIEN

PARCEL 1:

LOTS 3 TO 6, BOTH INCLUSIVE, IN RICHARD T. HAINES' SUBDIVISION OF LOTS 1 TO 5 IN BLOCK 10 OF FORT DEARBORN ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 IN RICHARD T. HAINES' SUBDIVISION OF LOTS 1 TO 5 IN BLOCK 10 OF FORT DEARBORN ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 1/2 OF A STRIP OF LAND 9.5 FEET IN WIDTH: (I) LYING SOUTH OF AN ADJOINING LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN RICHARD T. HAINES' SUBDIVISION OF LOTS 1 TO 5 IN BLOCK 10 OF FORT DEARBORN ADDITION TO CHICAGO; (II) LYING NORTH OF AND ADJOINING LOT 7 IN RICHARD T. HAINES' SUBDIVISION AFORESAID AND (III) LYING NORTH OF THE NORTH LINE EXTENDED EAST, OF LOT 7 IN RICHARD T. HAINES' SUBDIVISION; ALL IN BLOCK 10 OF FORT DEARBORN ADDITION TO CHICAGO AFORESAID, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

RIGHT TO USE FOR CONSTRUCTION PURPOSES (WHICH DOES NOT INCLUDE PARKING VEHICLES) AND FOR VEHICULAR AND PEDESTRIAN INGRESS & EGRESS THE FOLLOWING TRACT OF LAND: THE SOUTH 1/2 STRIP OF LAND 9.5 FEET IN WIDTH: (I) LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN RICHARD T. HAINES' SUBDIVISION OF LOTS TO 5 IN BLOCK 10 OF FORT DEARBORN ADDITION TO CHICAGO; (II) LYING NORTH OF AND ADJOINING LOT 7 IN RICHARD T. HAINES' SUBDIVISION AFORESAID AND (III) LYING NORTH OF THE NORTH LINE EXTENDED EAST, OF LOT 7 IN RICHARD T. HAINES SUBDIVISION; ALL IN BLOCK 10 OF FORT DEARBORN ADDITION TO CHICAGO AFORESAID, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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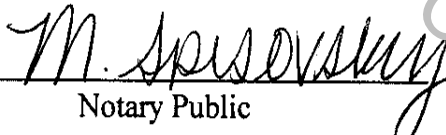
STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, Chuck Bundrick, being first duly sworn on oath, depose and state that I am President of Claimant, am authorized as agent to execute this Subcontractor's Notice and Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true in substance and fact.



Chuck Bundrick

SUBSCRIBED AND SWORN TO
before me this 21st day of April, 2006.



Notary Public



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

Jeffrey S. Keller, Esq.
P.O. Box 450
Warrenville, IL 60555
(630) 393-3834

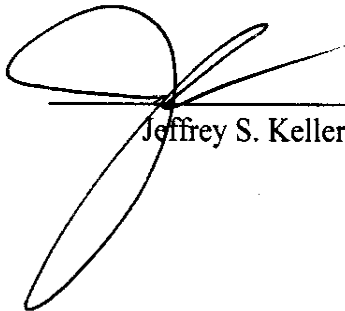
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AFFIDAVIT OF SERVICE

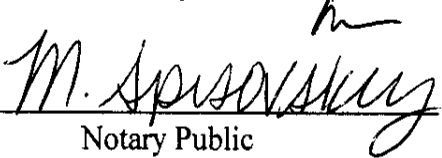
STATE OF ILLINOIS)
) ss.
 COUNTY OF DUPAGE)

I, Jeffrey S. Keller, being first duly sworn on oath depose and state that on ~~April~~ ^{May} 2006, I caused to be served the attached Subcontractor's Notice and Claim for Mechanics Lien by sending a duplicate original thereof to each of the persons and entities listed on the Notice by certified mail, return receipt requested.

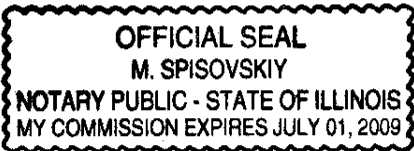


 Jeffrey S. Keller

SUBSCRIBED AND SWORN TO
 before me this 5th day of ~~April~~, 2006.



 Notary Public



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UNOFFICIAL COPY**SERVICE LIST TO SUBCONTRACTOR'S NOTICE & CLAIM OF MECHANICS LIEN****CURRENT OWNER:**

MDA City Apartments, LLC
 c/o Mark D. Yura, Registered Agent
 DLA Piper Rudnick Gray Cary US LLP
 203 North LaSalle Street
 Suite 1800
 Chicago, IL 60601-1293

MASTER TENANT:

MDA Master Tenant, LLC
 c/o Mark D. Yura, Registered Agent
 DLA Piper Rudnick Gray Cary US LLP
 203 North LaSalle Street
 Suite 1800
 Chicago, IL 60601-1293

PRIOR OWNERS:

Chicago Title Land Trust Co.
 T/U/T No. 1110916 date May 14, 2002
 c/o CT Corporation System
 208 South LaSalle Street
 Suite 814
 Chicago, Illinois 60604-1101

PRIME CONTRACTOR:

Walsh Construction Company
 f/k/a Walsh Construction Company of Illinois
 929 West Adams Street
 Chicago, Illinois 60607
 Attn: Gary Thalhémier, Vice President

LaSalle Bank, N.A.

as successor trustee to American National
 Bank T/U/T No. 103175-01 dated July 30,
 1987
 c/o Willie J. Miller, Jr., Registered Agent
 135 North LaSalle Street
 Chicago, Illinois 60602-4105

LENDER:

Bank of America, N.A.
 231 South LaSalle Street
 16 h Floor
 Chicago, Illinois 60697
 Attn: Stuart R. Schwartz
 Senior Vice President

Standard Bank & Trust Co.

T/U/T No. 5186 dated January 27, 1977
 7800 West 95th Street
 Hickory Hills, Illinois 60457
 Attn: Robert G. Kelly,
 Executive Vice President

OTHERS:

Lake Wabash, LLC
 c/o Kenneth E. Kaiser, Registered Agent
 502 North Plum Grove Road
 Palatine, Illinois 60067

OTHERS:

NASI XIII, LLC
 c/o BFKPN Corporation Services, Inc.
 Registered Agent
 333 West Wacker Drive
 Suite 2700
 Chicago, Illinois 60606

185 North Wabash, LLC
 c/o Allen B. Glass, Registered Agent
 55 East Jackson Boulevard
 Suite 500
 Chicago, Illinois 60604

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