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CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS' LIEN



Doc#: 0623618071 Fee: \$19.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2008 04:53 PM Pg: 1 of 5

To: See attached service list

1. Claimant, Skender Construction Co. ("Claimant"), with offices at 10101 Roberts Road Palos Hills, IL 60465, hereby files its Notice and Claim for Mechanics' Lien against Washington Flats LLC and its agent The Brixton Group ("Owner") and Owners' lender, MB Financial N.A., and any person claiming an interest in the Property (as hereinafter described) by, through or under the Owners.

2. On May 13, 2005, and for a period of time prior thereto and continuing to the present, the Owners owned certain real property legally described as follows:

See Exhibit A Attached Hereto.

Commonly known as 1100 West Washington and, alternatively, 106 North Aberdeen, Chicago, IL 60607 (hereinafter referred to as "the Property").

3. On May 13, 2005, Claimant and Owner entered into an Agreement for Claimant to Supply labor and materials and equipment for: the construction of residential condominium units, commercial space and related improvements to the property (the "Contract").

4. The Contract was made for the benefit of the Owner and for the purpose of making permanent improvements to and enhancing the value of the Property.

5. The total Contract amount including extras and pending change orders for the aforementioned labor, materials and equipment for the Property was \$5,486,440.10.

6. The Owner is entitled to receive credits on account thereof for payments to the Claimant and Claimant's Subcontractors in the amount of \$4,695,014.61.

7. Claimant continues to perform certain portions of the Work required of Claimant under the Contract.

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8. There is currently due, unpaid and owing to Claimant under the Contract, the sum of \$791,425.49 for unpaid labor, materials and equipment. In addition, Claimant is entitled to reimbursement of interest per statute at 10% per annum and attorneys' fees per statute.

9. Notice is hereby given to the Owner and the public that Claimant claims a mechanic's lien for the sum of \$791,425.49 plus interest and attorney's fees against the Property, including the premises, land and improvements thereon.

Dated: August 24, 2006

Skender Construction Company

By: 
Joe Skender, President

Prepared by:
Peter Herzog
Holland & Knight LLC
131 South Dearborn, 30th Floor
Chicago, IL 60603
(312) 263-3600

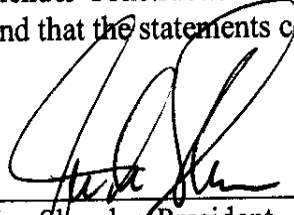
Mail To:
Peter Herzog
Holland & Knight LLC
131 South Dearborn, 30th Floor
Chicago, IL 60603

Property of Cook County Clerk's Office

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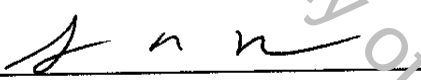
STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, Joe Skender, being first duly sworn on oath, depose and state that I am the President of Skender Construction Company, the Claimant, that I am authorized to execute this Contractor's Notice and Claim for Lien on behalf of Skender Construction Company, and that I have read the foregoing and know the contents thereof and that the statements contained therein are true.

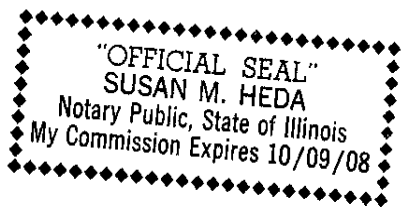


Joe Skender, President

Subscribed and sworn before me
this 24th day of August, 2006



Notary Public



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CERTIFICATE OF SERVICE

I, Peter Herzog, an attorney, certify that I caused the enclosed Notice and Claim for Mechanics' Lien sent by **Certified Mail, Delivery Restricted to the Addressee Only, Return Receipt**

Requested To:

MB Financial Bank N.A.
Attention an authorized agent or officer
801 West Madison
Chicago, IL 60607

MB Financial Bank N.A.
Attention an authorized agent or officer
1200 N. Ashland Ave.
Chicago, IL 60622

MB Financial Bank N.A.
Attention an authorized agent or officer
6111 North River Road
Rosemont, IL 60018

Washington Flats LLC
Nancy Schiavone, Registered Agent
54 West Hubbard
Concourse Level
Chicago, IL 60610

Ambrosi Enterprises, LLC
Nicholas Ambrosi, Manager
28364 N. Oak Lane
Libertyville, IL 60048

Washington Flats, LLC
c/o Geoffrey Ruttenberg
1246 West George Street
Chicago, IL 60657

Geoffrey Ruttenberg
1246 West George
Chicago, IL 60657

Mark D. Lawrence
120 West Surf #208
Chicago, IL 60657

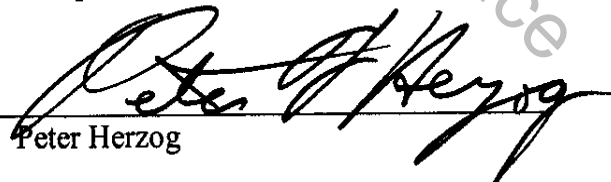
Andy's Heating and Air Conditioning, Inc.
343 Torrence Ave.
Calumet City, IL 60409

Tracy Grencik
7620 163RD Street
Tinley Park, IL 60477

The Brixton Group Ltd.
c/o Geoffrey Ruttenberg, its President
1246 West George
Chicago, IL 60657

The Brixton Lofts LLC
c/o Geoffrey Ruttenberg
1246 West George
Chicago, IL 60657

on August ~~24~~ 2006 on or before the hour of 5:00 p.m.


Peter Herzog

Prepared by:
Peter Herzog
Holland & Knight LLC
131 South Dearborn, 30th Floor
Chicago, IL 60603
(312) 263-3600

UNOFFICIAL COPY**EXHIBIT A****PARCEL 1:**

UNITS 3A THROUGH 3H, 4A THROUGH 4H, 5A THROUGH 5H, PH1 THROUGH PH5, OPU1 THROUGH OPU18, GPU1 THROUGH GPU13, IN THE BRIXTON LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE BRIXTON LOFTS CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 22, 23, 24 25 AND 26 IN BUNKER'S SUBDIVISION IN BLOCK 43 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134140, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134139 FOR STRUCTURAL SUPPORT, MAINTENANCE, AND INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN.

PIN: 17-08-436-017-0000
 17-08-436-018-0000
 17-08-436-019-0000
 17-08-436-020-0000

CKA: 106 NORTH ABERDEEN STREET, CHICAGO, IL 60607
 AKA: 1100 WEST WASHINGTON STREET, CHICAGO, IL 60607

Apportionment:

First Floor: \$48,718.59
 Second Floor: \$5,890.40
 Condominium Units:

3A: \$24,604.40	4A: \$24,604.40	5A: \$24,604.40
3B: \$18,420.41	4B: \$18,420.41	5B: \$18,420.41
3C: \$20,262.45	4C: \$20,262.45	5C: \$20,262.45
3D: \$29,472.66	4D: \$29,472.66	5D: \$29,472.66
3E: \$25,788.57	4E: \$25,788.57	5E: \$25,788.57
3F: \$21,183.47	4F: \$21,183.47	5F: \$21,183.47
3G: \$21,183.47	4G: \$21,183.47	5G: \$21,183.47
3H: \$23,288.66	4H: \$23,288.66	5H: \$23,288.66

PH1: \$42,366.95	PH2: \$48,314.11	PH#: \$34,998.78
PH4: \$30,393.68	PH5: \$28,683.21	