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Doc#: 0634516051 Fee: \$27.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/11/2006 11:12 AM Pg: 1 of 13

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS )  
COUNTY OF COOK )

The Claimant, WILKIN INSULATION COMPANY, of Mount Prospect, County of Cook and State of Illinois hereby files a Claim for Lien against SKENDER CONSTRUCTION COMPANY, General Contractor, of Palos Hills, County of Cook, State of Illinois, WASHINGTON FLATS LLC, an Illinois limited liability company, Owners of Unit Numbers 3A, 3C, 3D, 4A, 4B, 4F, 4H, 5B, 5D, 5H and Parking Space Unit Numbers PH1, PH2, PH3, OPU2, OPU4, OPU6, OPU9, OPU13, OPU14, OPU16, OPU18, GPU1, GPU4, GPU5, PU7, GPU8, GPU9, AND GPU13 WITH ownership of 48.58% interest in the common elements and the exclusive right to use the remaining common element storage spaces, of Chicago, County of Cook, State of Illinois, and an undivided interest in the common elements, of Chicago, County of Cook, State of Illinois, MB FINANCIAL BANK, N.A., Mortgage Holder, of Chicago, County of Cook, State of Illinois, THE BRIXTON GROUP, LTD., Owner's Agent, of Chicago, County of Cook, State of Illinois, BRIXTON LOFTS CONDOMINIUM ASSOCIATION, of Chicago, County of Cook, State of Illinois, AMBROSI ENTERPRISES, LLC, previous owner and party of interest, of Libertyville, County of Lake, State of Illinois;

2134 PARTNERS, LLC, an Illinois limited liability company and ZACH PARTNERS, LLC, an Illinois limited liability company, Owners of Unit 3P and Parking Space Unit OPU-10, with ownership of 2.76% interest in the common elements, and exclusive right to use limited common element storage space LCE-21, of Chicago, County of Cook, State of Illinois,

KRISTIN O. LEVOY and ROBERT E. LEVOY, husband and wife, Owners of Unit 3E and Parking Space Unit OPU-5, with ownership of 3.47% interest in the common elements, and exclusive right to use limited common element storage space LCE-24, of Chicago, County of Cook, ABN AMRO MORTGAGE GROUP, INC., Mortgage Holder of Unit 3E, of Troy, County of Oakland, State of Michigan,

TRACY L. GRENCIK, Owner of Unit 3F and Parking Space Unit OPU-3, with ownership of 2.75% interest in the common elements, and exclusive right to use limited common element storage space LCE-25, of Chicago, County of Cook, State of Illinois, NATIONAL CITY MORTGAGE, Mortgage Holder of Unit 3F, of Chicago, County of Cook, State of Illinois,

BRAD L. STEPHENS and SHERYL L. STEPHENS, husband and wife, Owners of Unit 3G and Parking Space Unit OPU-7, with ownership of 2.75% in the common elements, and exclusive right to use limited common elements storage space LCE-26, of Chicago, County of Cook, State of Illinois, MERS, INC. (Nominee for American Home Mortgage), Mortgage Holder of Unit 3G, of Chicago, County of Cook, State of Illinois, NATIONAL CITY BANK, Mortgage Holder of Unit 3G, of Brecksville, County of Cuyahoga, State of Ohio,

CARA A. WALLACE, Owner of Unit 3H and Parking Space Unit OPU-8, with ownership of 2.87% interest in the common elements and the exclusive right to use limited common element storage space LCE-27, ABN AMRO MORTGAGE GROUP, INC., Mortgage Holder of Unit 3H, of Troy, County of Oakland, State of Michigan, NATIONAL CITY BANK, of Brecksville, County of Cuyahoga, State of Ohio,

JOHN CASSERLY and MICHAEL J. STUBIN, Owner of Unit of 4C and Parking Space Unit OPU-17, with ownership of 2.81% in the common elements, and the exclusive right to use limited common element storage space LCE-1, of Chicago, County of Cook, State of Illinois, MERS, INC. (Nominee for UBS AG,

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New York Branch), Mortgage Holder of Unit 4C, of Chicago, County of Cook, State of Illinois,

ALAN M. NEWMAN and ABBE E. COLE-NEWMAN, husband and wife, Owners of Unit 4D and Parking Space Unit GPU-2, with ownership of 4.12% interest in the common elements, and exclusive right to use limited common element storage space LCE-2, MERS, INC., (Nominee for Chicago Funding, Inc.), Mortgage Holder of Unit 4D, of Chicago, County of Cook, State of Illinois,

TODD NETTESHEIM and SARA ENGLAND, husband and wife, Owner of Unit 4E and Parking Space GPU-3, with ownership of 3.58% in the common elements, and exclusive right to use limited common element storage space LCE-3, WELLS FARGO BANK, N.A., Mortgage Holder of Unit 4E, of San Francisco, County of San Francisco, State of California,

ELIZABETH L. WAGNER, Owner of Unit 4G and Parking Space Unit OPU-15, with ownership of 2.92% interest in the common elements, and the exclusive right to use limited common element storage space LCE-5, of Chicago, County of Cook, State of Illinois, JP MORGAN CHASE BANK, N.A., Mortgage Holder of Unit 4G, of Columbus, County of Franklin, State of Ohio,

CHAD ROHRER, Owner of Unit 5A and Parking Space Unit GPU-12, with ownership of 3.53% interest in the common elements, and exclusive right to use limited common elements storage space LCE-18, of Chicago, County of Cook, State of Illinois, CHICAGO FINANCIAL, INC., Mortgage Holder of Unit 5A, of Chicago, County of Cook, State of Illinois,

MARGARET and JASON ADESS, husband and wife, Owners of Unit 5C and Parking Space Unit OPU-1, with ownership of 2.87% interest in the common elements and the exclusive right to use limited common element storage space LCE-9, BANK OF AMERICA, N.A., Mortgage Holder of Unit 5C, of Dallas, County of Dallas, State of Texas,

MARK D. LAWRENCE, Owner of Unit 5E and Parking Space GPU-6, with ownership of 3.64% interest in the common elements, and exclusive right to use limited common element storage space LCE-11, of Chicago, County of Cook, State of Illinois, MERS, INC. (Nominee for Countrywide Home Loans, Inc.), Mortgage Holder of Unit 5E, of Chicago, County of Cook, State of Illinois, COUNTRYWIDE HOME LOANS, INC., Mortgage Holder of Unit 5E, of Chicago, County of Cook, State of Illinois,

NEERAJ SEHGAL, Owner of Unit 5F and Parking Space Unit OPU-12, with ownership of 2.98% in the common elements, and exclusive right to use limited common element storage space LCE-12, of Chicago, County of Cook, State of Illinois, MID AMERICA BANK, FSB, Mortgage Holder of Unit 5F, of Downers Grove, County of DuPage, State of Illinois,

TIMOTHY V. HIGHAM and MOLLY M. HIGHAM, husband and wife, Owners of Unit 5G and Parking Space Unit OPU-11, with ownership of 2.98% in the common elements, and exclusive right to use limited common element storage space LCE-13, of Chicago, County of Cook, State of Illinois, MERS, INC. (Nominee for American Home Mortgage), Mortgage Holder of Unit 5G, of Chicago, County of Cook, State of Illinois,

MARIA GARRISON, Owner of Unit PH4 and Parking Space Unit GPU-10, with ownership of 4.02% interest in the common elements and the exclusive right to use limited common element storage space LCE-7, of Chicago, County of Cook, State of Illinois, COUNTRYWIDE BANK, N.A., Mortgage Holder of Unit PH4, of Alexandria, County of Fairfax, State of Virginia, MERS, INC. (Nominee for Countrywide Bank, N.A.), Mortgage Holder of Unit PH4, of Chicago, County of Cook, State of Illinois, and

MICHAEL O. CARBONARA, Owner of Unit PH5 and Parking Space Unit GPU-11, with ownership of 3.91% interest in the common elements, and exclusive right to use limited common element storage space LCE-19, ABN AMRO MORTGAGE GROUP, INC., Mortgage Holder of Unit PH5, of Troy, County of Oakland, State of Michigan,

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and states:

That on June 7, 2006, the WASHINGTON FLATS, LLC owned the following described land in the County of Cook, State of Illinois, to wit:

**PARCEL 1:**

UNIT NUMBERS 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, PH1, PH2, PH3, PH4, PH5, OPU1, OPU2, OPU3, OPU4, OPU5, OPU6, OPU7, OPU8, OPU9, OPU10, OPU11, OPU12, OPU13, OPU14, OPU15, OPU16, OPU17, OPU18, GPU1, GPU2, GPU3, GPU4, GPU5, GPU6, GPU7, GPU8, GPU9, GPU10, GPU11, GPU12 AND 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;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 30, 2006 AS DOCUMENT NO. 061813440, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134139.

P.I.N. # 17-08-436-017-0000

17-08-436-018-0000

17-08-436-019-0000

17-08-436-020-0000

a/k/a: Brixton Lofts Condominiums  
1100 W. Washington Blvd. /106 N. Aberdeen St., Chicago, Illinois 60607  
(hereinafter referred to as the "Premises").

The Owners as set forth above continue to own the Premises to date.

That on information and belief, on or before June 7, 2006, WASHINGTON FLATS LLC, Owner and/or THE BRIXTON GROUP, LTD., Owner's Agent, entered into a contract with SKENDER CONSTRUCTION COMPANY, to provide general contracting, for the construction of new lofts at the multi unit condominium upon the Premises.

That on information and belief, on or before May 10, 2006, SKENDER CONSTRUCTION COMPANY entered into a written subcontract with WILKIN INSULATION COMPANY to provide fireproofing insulation material and labor for the construction of new lofts at the multi unit condominium upon the Premises. On August 31, 2006, Claimant completed all required by contract.

That upon completion of said contract, SKENDER CONSTRUCTION COMPANY became indebted to the Claimant for a contract amount of \$4,750.00 plus extras in the amount of \$7,151.65 for a total contract price of \$11,901.65.

That SKENDER CONSTRUCTION COMPANY is entitled to credits on account thereof as follows, to wit: \$0.00 leaving due unpaid and owing to the Claimant, after completion of the contract, after allowing all

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credits, the balance of ELEVEN THOUSAND NINE HUNDRED ONE DOLLARS AND 65/100THS (\$11,901.65) for which, with interest, the Claimant claims a lien on said Premises and improvements and on the monies or other considerations due or to become due from the Owner under said contract with SKENDER CONSTRUCTION COMPANY.

The total balance of \$11,901.65 is applied to the common areas, as the work and materials were performed for fireproofing insulation material and labor inside the exterior walls, which under claimant's understanding of the declarations, constitute common areas. This total balance is apportioned to each unit owner's percentage of ownership in the common elements, according to Exhibit B to the Declaration of Condominium Ownership. Thus, the total balance of \$11,901.65 is apportioned to each unit owner as set forth in EXHIBIT A attached hereto.

BY: \_\_\_\_\_  
One of Claimant's Attorneys

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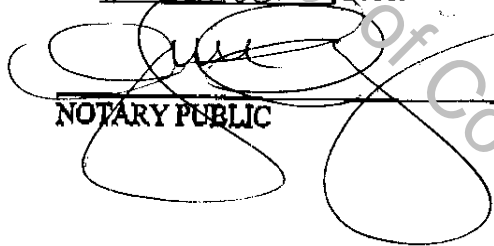
STATE OF ILLINOIS )  
COUNTY OF COOK )

The Affiant, Michael P. Wilkin, being first duly sworn on oath, deposes and states that he is the President for WILKIN INSULATION COMPANY, that he has read the foregoing claim for lien (Skender Construction - Brixton Lofts) and knows that the contents thereof; and that all statements therein contained are true.



Michael P. Wilkin, President

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 28<sup>th</sup> DAY  
OF November, 2006.

  
NOTARY PUBLIC

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## SERVICE LIST

SKENDER CONSTRUCTION COMPANY  
Attn: Joseph Skender, Registered Agent  
10101 Roberts Road  
Palos Hills, IL 60465

THE BRIXTON GROUP, LTD  
Attn: Nancy Schiavone, Registered Agent  
54 W. Hubbard, Suite 205  
Chicago, IL 60610

BRIXTON LOFT CONDOMINIUM ASSOCIATION  
Attn: Nancy Schiavone, Registered Agent  
54 W. Hubbard, Suite 205  
Chicago, IL 60610

WASHINGTON FLATS LLC  
Attn: Nancy Schiavone, Registered Agent  
54 W. Hubbard, Suite 205  
Chicago, IL 60610

AMBROSI ENTERPRISES, LLC  
Attn: Thomas R. Palmer, Registered Agent  
1515 E. Woodfield Rd., Suite 250  
Schaumburg, IL 60173

MB FINANCIAL BANK, N.A.  
Attn: Vincent G. Laughlin  
6111 N. River Road  
Rosemont, IL 60018

TRACY L. GRENCIK  
1100 W. Washington, Unit 3F  
Chicago, Illinois

NATIONAL CITY MORTGAGE  
Attn: CT Corporation Systems, Registered Agent  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

MARK D. LAWRENCE  
1100 W. Washington, Unit 5E  
Chicago, Illinois

MERS, INC. (Nominee for Countrywide Home Loans, Inc.)  
Attn: CT Corporation System, Registered Agent  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

COUNTRYWIDE HOME LOANS, INC.  
Attn: Prentice Hall Corporation, Registered Agent  
33 N. LaSalle Street  
Chicago, IL 60602

KRISTIN O. LEVOY  
106 N. Aberdeen, Unit 3E  
Chicago, IL 60607

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ROBERT E. LEVOY  
106 N. Aberdeen, Unit 3E  
Chicago, IL 60607

TODD NETTESHEIM  
106 N. Aberdeen, Unit 4E  
Chicago, IL 60607

SARA ENGLAND  
106 N. Aberdeen, Unit 4E  
Chicago, IL 60607

MICHAEL O. CARBONARA  
106 N. Aberdeen, Unit PH5  
Chicago, IL 60607

ALAN M. NEWMAN  
106 N. Aberdeen, Unit 4D  
Chicago, IL 60607

ABBE E. COLE-NEWMAN  
106 N. Aberdeen, Unit 4D  
Chicago, IL 60607

MERS, INC. (Nominee for Chicago Funding, Inc.)  
Attn: CT Corporation System, Registered Agent  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

2134 PARTNERS, LLC  
Attn: Kurt Kourakis, Registered Agent  
858 W. Armitage, #411  
Chicago, IL 60614

ZACH PARTNERS, LLC  
Attn: Grace M. Moore, Registered Agent  
858 W. Armitage, #411  
Chicago, IL 606014

CHAD ROHRER  
106 N. Aberdeen, Unit 5A  
Chicago, IL 60607

Chicago Financial Service, Inc.  
Attn: Loan Department  
215 W. Superior St., 7<sup>th</sup> Floor  
Chicago, IL 60610

BRAD L. STEPHENS  
106 N. Aberdeen, Unit 3G  
Chicago, IL 60607  
SHERYL L. STEPHENS  
106 N. Aberdeen, Unit 3G  
Chicago, IL 60607

MERS, INC. (Nominee for America Home Mortgage)  
Attn: CT Corporation System, Registered Agent  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

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NATIONAL CITY BANK  
Attn: Loan Department  
6750 Miller Road  
Brecksville, OH 44141

TIMOTHY V. HIGHAM  
106 N. Aberdeen, Unit 5G  
Chicago, IL 60607

MOLLY M. HIGHAM  
106 N. Aberdeen, Unit 5G  
Chicago, IL 60607

MERS, INC. (Nominee for American Home Mortgage)  
Attn: CT Corporation System, Registered Agent  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

NEERAJ SEHGAL  
106 N. Aberdeen, Unit 5F  
Chicago, IL 60607

MID AMERICA BANK, FSB  
Attn: Loan Department  
2650 Warrenville Rd., Suite 500  
Downers Grove, IL 60515-1721

JOHN CASSERLY  
106 N. Aberdeen, Unit 4C  
Chicago, IL 60607

MICHAEL J. STUBIN  
106 N. Aberdeen, Unit 4C  
Chicago, IL 60607

MERS, INC. (Nominee for UBS AG, New York Branch)  
Attn: CT Corporation System, Registered Agent  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

ELIZABETH L. WAGNER  
106 N. Aberdeen, Unit 4G  
Chicago, IL 60607

JP MORGAN CHASE BANK, N.A.  
Attn: Loan Department  
1111 Polaris Parkway  
Columbus, OH 43240

MARIA GARRISON  
106 N. Aberdeen, Unit PH4  
Chicago, IL 60607

COUNTRYWIDE BANK, N.A.  
Attn: Loan Department  
1199 N. Fairfax St., Suite 500  
Alexandria, VA 22314

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MERS, INC. (Nominee for Countrywide Bank, N.A.)  
Attn: CT Corporation System, Registered Agent  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

CARA A. WALLACE  
106 N. Aberdeen, Unit 3H  
Chicago, IL 60607

ABN AMRO MORTGAGE GROUP, INC.  
Attn: Loan Department  
2600 W. Big Beaver Road  
Troy, MI 48084

NATIONAL CITY BANK  
Attn: Loan Department  
6750 Miller Road  
Brecksville, OH 44141

MARGARET ADESS  
106 N. Aberdeen, Unit 5C  
Chicago, IL 60607

JASON ADESS  
106 N. Aberdeen, Unit 5C  
Chicago, IL 60607

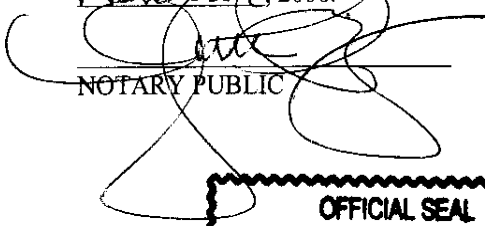
BANK OF AMERICA, N.A.  
Attn: Loan Department  
1201 Main St., 7<sup>th</sup> Floor  
Dallas, TX 75202

### PROOF OF SERVICE

I, Simantha C. Spivey being first duly sworn, deposes and says that I served this Notice upon the above mentioned parties and those on the attached service list by placing copies of the same in an envelope addressed to each party, *Certified Mail Return Receipt Requested, Restricted Delivery*, with prepaid postage, and depositing the same in the U.S. Mail at Park Ridge, Illinois, 60068, before the hour of 5:00 p.m. on November 23, 2006.



SUBSCRIBED AND SWORN  
to before me this 23<sup>rd</sup> day of  
November, 2006.



NOTARY PUBLIC



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

UNIT	UNIT% INTEREST IN COMMON ELEMENT	UNITS APPORTIONED LIEN AMOUNT
3A	3.25	\$386.80
3B	2.65	\$315.39
3C	2.76	\$328.48
3D	3.47	\$412.98
3E	3.36	\$399.89
3F	2.64	\$314.20
3G	2.64	\$314.20
3H	2.76	\$328.48
4A	3.30	\$392.75
48	2.70	\$321.34
4C	2.70	\$321.34
4D	3.41	\$405.85
4E	3.41	\$405.85
4F	2.70	\$321.34
4G	2.81	\$334.43
4H	2.81	\$334.43
5A	3.36	\$339.89
5B	2.76	\$328.48
50	2.76	\$328.48
SD	3.47	\$412.98
5E	3.47	\$412.98
SF	2.87	\$341.57
5G	2.87	\$341.57
5H	2.87	\$341.57
PH 1	6.06	\$721.23
PH 2	5.95	\$708.14
PH 3	4.41	\$524.86
PH 4	3.85	\$458.21
PH 5	3.74	\$445.12
OPU	0.11	\$13.09
OPU2	0.11	\$13.09
OPU3	0.11	\$13.09
OPU4	0.11	\$13.09
OPUS	0.11	\$13.09
OPU6	0.11	\$13.09
OPU7	0.11	\$13.09
OPU8	0.11	\$13.09
OPU9	0.11	\$13.09
OPU	0.11	\$13.09
OPU	0.11	\$13.09
OPUI2	0.11	\$13.09
OPU13	0.11	\$13.09
OPU14	0.11	\$13.09
OPU15	0.11	\$13.09
OPU16	0.11	\$13.09

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OPU17	0.11	\$13.09
OPU 18	0.11	\$13.09
GPU1	0.17	\$20.23
GPU2	0.17	\$20.23
GPU3	0.17	\$20.23
GPU4	0.17	\$20.23
GPUS	0.17	\$20.23
GPU6	0.17	\$20.23
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GPU9	0.17	\$20.23
GPU 10	0.17	\$20.23
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GPU 13	0.17	\$20.23

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OPU7	0.11	\$13.09
OPU8	0.11	\$13.09
OPU9	0.11	\$13.09
OPU10	0.11	\$13.09
OPU11	0.11	\$13.09
OPU12	0.11	\$13.09
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OPU16	0.11	\$13.09

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GPU 12	0.17	\$20.23
GPU 13	0.17	\$20.23

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