



Doc#: 0735403076 Fee: \$20.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2007 04:12 PM Pg: 1 of 6

**SUBCONTRACTOR'S NOTICE**  
**AND**  
**CLAIM FOR LIEN**

The Mechanics Lien Claimant,

**B. BRUCE INCORPORATED,**

an Illinois corporation, of the Village of Oak Lawn, State of Illinois (hereinafter "*Claimant*"), hereby files this *Subcontractor's Notice and Claim for Lien*, against the general contractor, the **Artisan Group, Ltd.**, an Illinois corporation, ("CONTRACTOR"), the following parties, and any parties, persons or entities claiming to be interested in the real estate described herein, and in furtherance thereof, states as follows:

OWNER(S):  
(hereinafter  
collectively "*Owner*")

**530 West Chicago, Inc., an Illinois corporation**  
d/b/a Chicago and Larabie Garage, Inc.  
c/o Ron Mourad  
330 Ogden Ave.  
Downers Grove, IL 60515

**MW-CPAG Garage Holdings, L.L.C., a Delaware limited liability company**  
245 Park Ave., 26<sup>th</sup> Floor  
New York, NY 10167

**600 West Chicago Associates LLC, a Delaware limited liability company**  
615 S. DuPont Hwy.  
Dover, DE 19901

**600 West Chicago Riverwalk LLC, a Delaware limited liability company**  
615 S. DuPont Hwy.  
Dover, DE 19901

**Eport 600 Riverwalk Owner, L.L.C., a Delaware limited liability company**  
1209 Orange St.  
Wilmington, DE 19801

**Eport 600 Garage Owner, L.L.C., a Delaware limited liability company**  
1209 Orange St.  
Wilmington, DE 19801

**Abbas Holding I, Inc., an Illinois corporation**  
d/b/a Infiniti Chicago I; Luxury Infiniti Chicago; Metro Infiniti; Infiniti Gold Coast; Infiniti Gold Coast Chicago; and, Infiniti Chicago Gold Coast  
c/o Joseph Abbas  
310 Ogden Ave.  
Downers Grove, IL 60515

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**Luxury Motors Gold Coast, Inc., an Illinois corporation**  
d/b/a Gold Coast Bentley, Inc.; Bentley Gold Coast; Saleen Chicago; Bugatti  
Chicago; Saleen Midwest; and, Lamborghini Gold Coast  
c/o Joseph Abbas  
834 N. Rush St.  
Chicago, IL 60611

LENDER(S):  
(hereinafter  
collectively "Lender")

**MB Financial Bank**  
7000 County Line Road  
Burr Ridge, IL 60521

**LaSalle Bank, N.A.**  
135 S. LaSalle St., Suite 3410  
Chicago, IL 60603

**American Chartered Bancorp, Inc.**  
c/o Lou Petritz  
4685 Winfield Rd.  
Warrenville, IL 60555

PARTIES IN INTEREST:

**The Artisan Group, Ltd., an Illinois corporation**  
516 North Ogden Avenue  
Suite 118  
Chicago, IL 60622

**CMG Construction, Inc., an Illinois corporation**  
c/o Christopher Goodson  
2805 Carol Dr.  
Joliet, IL 60432

1. That on or about July 25, 2007, and thereafter to date, the Owner owned the following described land in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

COMMON ADDRESS(ES):

530-600 West Chicago Street, Chicago, Illinois 60610  
811 North Larrabee Street, Chicago, Illinois 60610

(collectively hereinafter "*Subject Premises*") and Contractor was Owner's contractor for the improvement thereof.

2. That on July 25, 2007, Contractor made and executed a subcontract with Claimant to furnish labor and to provide materials for all rough plumbing, storm drainage, sanitary drainage and finish plumbing, to the value of **Two Hundred Sixty-Two Thousand Four Hundred Ninety Dollars (\$ 262,490.00) dollars.**

3. That from July 25, 2007, through September 21, 2007, Claimant continuously provided plumbing materials and labor and otherwise improved the Subject Premises.

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4. That on September 21, 2007, Claimant substantially completed all required by said contract to be done, furnish labor and to provide materials for all rough plumbing, storm drainage, sanitary drainage and finish plumbing.

5. That to the best of Claimant's knowledge and belief, all of the aforesaid work was done with the knowledge and consent of the Owner(s) and the Lender.

6. That to the best of Claimant's knowledge and beliefs, the Contractor's contract with the Owner's predates the Lender's mortgage(s) recorded on February 26, 2007.

7. That to the best of Claimant's knowledge, other than the Owner and Lender, the only other party with an interest in the Subject Premises are the aforementioned Parties in Interest.

8. That this Subcontractor's Notice and Claim for Lien is made against the collective Owner, the collective Lender, the Parties in Interest and any and all persons or entities claiming a right, interest or title in, by through or under the Owner, the Lender and the Parties in Interest in the Subject Premises, including without limitation, any and all unknown owners and occupants and non-record claimants.

9. That Contractor is entitled to credits on account thereof as follows, to-wit:

*[insert credits]*

10. None leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of **TWO HUNDRED SIXTY-TWO THOUSAND FOUR HUNDRED NINETY DOLLARS (\$ 262,490.00) DOLLARS**, for which, with interest, the Claimant claims a lien on the Subject Premises improvements thereto and on the moneys or other consideration due or to become due from the Owner under contract against Contractor and Owner.

*[signature page to follow]*

*[remainder of page left blank]*

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Dated this 20<sup>th</sup> day of December, 2007

B. Bruce Incorporated  
An Illinois Corporation,

BY: Nerise D. Calverdi  
Its agent

The Affiant, Nerise D. Calverdi, being duly sworn, on oath states that he or she is the President of the Claimant; that he or she has read this Subcontractor's Notice and Claim for Lien and knows the contents thereof; and that all statements contained herein are true and accurate to the best of his or her knowledge.

Affiant:  
B. Bruce Incorporated

BY: Nerise D. Calverdi  
Its agent

Signed and sworn to before me  
this 20 day of December, 2007.

Kristen Urso  
Notary Public



*This document was prepared by,  
And upon recording, mail to:*

Larry N. Woodard, Esq.  
ROBBINS, SALOMON & PATT, LTD.  
25 E. Washington St., 10<sup>th</sup> Floor  
Chicago, IL 60602

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## Legal Description:

THAT PART OF PETER HUGEL'S SUBDIVISION AND OF J. L. WILSON'S ADDITION, BEING A SUBDIVISION OF LOT 11 IN SAID PETER HUGEL'S SUBDIVISION AND OF MACKUBIN'S SUBDIVISION, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF NORTH LARRABEE STREET AT A POINT WHICH IS 409 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 10 IN J. L. WILSON'S ADDITION AFORESAID AND THE NORTHEAST CORNER OF SAID NORTH LARRABEE STREET AND WEST CHICAGO AVENUE AND RUNNING;

THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 120.37 FEET TO A POINT WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM THE EAST LINE OF NORTH LARRABEE STREET AFORESAID AND THE WEST LINE OF LOT 12 IN PETER HUGEL'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG A LINE WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM AND PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET AFORESAID A DISTANCE OF 171.80 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED;

THENCE EAST ALONG A STRAIGHT LINE WHICH FORMS THE CLOCKWISE ANGLE OF 90 DEGREES 34 MINUTES 39 SECONDS, FROM NORTH TO EAST, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 23.64 FEET TO A POINT;

THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.59 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING EXPANSION JOINT;

THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, BEING THE CENTER LINE OF AN EXISTING EXPANSION JOINT, A DISTANCE OF 95.34 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739, A DISTANCE OF 2.84 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF THE ALLEY WITH THE NORTH LINE OF LOT 6 IN PETER HUGEL'S SUBDIVISION AFORESAID, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF A PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN PETER HUGEL'S SUBDIVISION AFORESAID;

THENCE EAST ALONG SAID SOUTH LINE OF A PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN PETER HUGEL'S SUBDIVISION, A DISTANCE OF 143.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 IN PETER HUGEL'S SUBDIVISION;

CONTINUED ON NEXT PAGE

Legal Description:

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THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 IN PETER HUGEL'S SUBDIVISION, BEING ALSO THE WEST LINE OF NORTH CAMBRIDGE STREET, A DISTANCE OF 122.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID SOUTHEAST CORNER OF LOT 1 BEING ALSO A POINT ON THE NORTH LINE OF WEST CHICAGO AVENUE;

THENCE WEST ALONG THE NORTH LINE OF WEST CHICAGO AVENUE, A DISTANCE OF 198.15 FEET TO A POINT OF CURVE;

THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED LINE, WITH A RADIUS OF 65 FEET, AN ARC DISTANCE OF 101.24 FEET TO A POINT OF TANGENCY ON A LINE 8 FEET EAST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF NORTH LARRABEE STREET;

THENCE NORTH ALONG SAID LINE 8 FEET EAST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 53.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBERS: 17-04-324-080 AND 17-04-324-098

Property of Cook County Clerk's Office