



Doc#: 0805931099 Fee: \$20.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2008 12:19 PM Pg: 1 of 6

Subcontractor's Notice and Claim for Mechanic's Lien

STATE OF ILLINOIS
COUNTY OF COOK

The Lien Claimant, **C.F.J.V., LLC**, an Illinois corporation, with an address of 554 West Wood Street, City of Palatine, County of Cook, State of Illinois ("**Claimant**"), hereby files its subcontractor's notice and claim for mechanics lien on the Real Estate (as hereinafter described) and against the interests of **Smithfield Properties XXVII, L.L.C. and OCWEN #1 LLC** ("**Owner**"); **Smithfield Properties Financing Group LLC** ("**Lender**"); **30 W. Oak Condominium Association**, Steven P. Feuling, John Moore, Robert B. Shearn, Anne M. Victorin, Melinda McMullen, Lisa Erspamer, Christopher Smialek, Gay H. Roberts, Richard I. Wexner and Beth Wexner, Jeffrey L. Dohnal, Derek J. Meyer, Michael P. Golden and Kelly Golden, Matthew G. Garrison and Lisa Garrison, Philip Bronstein and Jody Lynn Brott, Thomas H. Snyder and Francine F. Snyder, Ruth Weisbach, Hector Garcia and Lauren Mareno, Tim S. Grover and Katherine Grover, Kenneth Statz and Colleen Statz, Steven M. Theiss and Kim Theiss, Robert Chapman, Margaret S. Elliott, Marlyn Grabosky and Laura Desmond, Thomas G. Baker and Jennifer U. Baker, Robert M. Turf and Barbara A. Turf, Charles Semel and Arlene F. Semel, Narendra N. Pavuluri and Nagamani Pavuluri, Paul R. Knapp and Nancy J. Knapp, Maria A. Cozzi, David C. Woodhouse and Marsha G. Woodhouse, Marsha Getz Woodhouse and David Conley Woodhouse, Rochelle Goldman, Anthony L. Kerasotes and Barbara B. Kerasotes, Stephen P. Durchslag and Ruth M. Durchslag, William R. Kozek and Sharon Hickey, Dean L. Kerasotes, Janice E. Lindell, Michael Socol and Donna Kaner, Richard Gillman and Sharon Gillman, James H. Allen and Francis A. Allen, Robert V. Allegra and Lisa M. Allegra, Parkway Bank and Trust Company, Jules Millman, Susan J. Goffmaster, Peter G. Krivkovich and Linda J. Krivkovich, Denis Weil, and the Hoehn Family, LLC ("**Unit Owners**"), **Smithfield Construction Group, Inc.** ("**General Contractor**"), and any other person claiming an interest in the Real Estate by, through, or under the Owner and Unit Owners.

Claimant states as follows:

1. On or before April 26, 2005, and subsequently, Owner and Unit Owners owned fee simple title to the Real Estate (including all land and improvements thereon) in Cook County, Illinois, described as follows:

COMMON ADDRESS(ES): 30 W. Oak Street, Chicago, IL 60610, including but not limited to Unit Nos. 1A, 3A, 4C, 4D, 4E, 4F, 5C, 5D, 5E,

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5F, 6C, 6D, 6E, 6F, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24A, and 24B, as well as all common areas associated therewith.

PIN(s): 17-04-424-009 Vol. No. 499
17-04-424-010 Vol. No. 499

LEGAL DESCRIPTIONS: SEE EXHIBIT "A" ATTACHED HERETO

2. Claimant entered into a Subcontract Agreement with General Contractor, dated April 26, 2005, with the knowledge and/or consent of the Owner and Unit Owners, under which Claimant agreed to provide all necessary labor, materials, and work necessary to provide plumbing for the Real Estate for the original contract amount of \$2,300,000.00. General Contractor directed Claimant to provide extra work and materials on the Real Estate under the Subcontract for an additional price of \$581,987.70. To date, General Contractor has paid \$2,614,154.31 under the Subcontract Agreement.

3. The Subcontract and extras thereto were entered into by the General Contractor with the knowledge and consent of the Owner and/or Unit Owners, and the work was performed with the knowledge and consent of the Owner and/or Unit Owners.

4. Claimant achieved substantial completion and last performed work under the Subcontract on November 30, 2007.

6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$267,833.39, which principal amount bears interest at the statutory rate of 10% per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$267,833.39, as apportioned among the units and common areas, plus interest, and attorney's fees.

Dated: February 27, 2008

BRUNO FRANCIS PLUMBING & HEATING CORP.

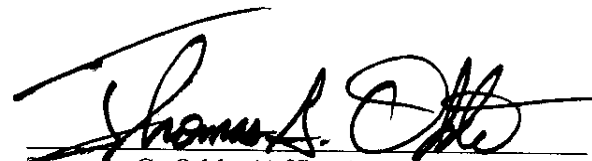
By: 
Its: Attorney and authorized agent

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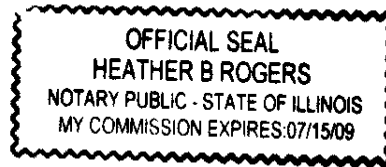
AFFIDAVIT

STATE OF ILLINOIS)
)ss
COUNTY OF DUPAGE)

This affiant, being first duly sworn under oath, deposes and states that he is the attorney and authorized agent of C.F.J.V. LLC, the lien Claimant; that he has read the foregoing lien claim; that he has knowledge of the contents thereof through the representations of C.F.J.V. LLC, and that he believes that the same is true to the best of his knowledge and belief.


Thomas G. Oddo (Affiant)

Subscribed and sworn to by Thomas G. Oddo
before me this 27th day of February 2008.




NOTARY PUBLIC

Prepared by: Thomas G. Oddo Mail to: (Same)
Coman & Anderson, P.C.
2525 Cabot Drive, Suite 300
Lisle, Illinois 60532
(630) 428-2660

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LEGAL DESCRIPTION:

UNITS 1A, 3A, 4C, 4D, 4E, 5C, 5D, 5E, 6C, 6D, 6E, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24A, 24B IN THE 30 W. OAK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THAT PART OF THE FOLLOWING PARCELS OF REAL ESTATE:

THE SOUTH 90.0 FEET OF LOTS 1 AND 2, TAKEN AS A TRACT LYING BELOW A HORIZONTAL PLANE OF 114.48 FEET CHICAGO CITY DATUM, IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

AND ALSO

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF), TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE OF 14.01 FEET ABOVE CHICAGO CITY DATUM, IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 18, 2003 AS DOCUMENT NUMBER 0629110006, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Unit number: 6D, document number: 0630405045, grantee: Steven P Feuling.

Unit 6D, document number 0700935331, grantee: John Moore.

Unit number: 5D, document number: 0630405048, grantee: Robert B. Shearn

Unit number: 5F, document number: 0630433091, grantee: Anne M. Victorin,

Unit number: 5C, document number: 0630433094, grantee: Melinda McMullen.

Unit number: 4C, document number: 0630433095, grantee: Lisa Erspamer.

Unit number: 4C document number: 0717226000, grantee: Christopher Smialek.

Unit number: 4F, document number: 0631002197, grantee: Gay H. Roberts.

Unit number: 9B, document number: 0633340136, grantee: Richard P. Wexner and Beth F. Wexner.

EXHIBIT A

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Unit number: 7A, document number: 0633340138, grantee: Jeffrey L. Dohnal.
 Unit 7A document number: 0708739051, grantee: Derek J. Meyer.
 Unit number: 3A, document number: 0633340140, grantee: Michael P. Golden and Kelly Golden.
 Unit number: 9A, document number: 0633805157, grantee: Matthew G. Garrison and Lisa Garrison.
 Unit number: 4D, document number: 0631835047, grantee: Philip I. Bronstein and Jody Lynn Brott.
 Unit number: 8A, document number: 0634820211, grantee: Thomas H. Snyder, Trustee under Declaration of Trust Dated December 27, 1994, (as to an undivided 1/2 interest) and Francine F. Snyder, Trustee under Declaration of Trust dated December 27, 1994. (as to an undivided 1/2 interest)

Unit number: 10B, document number: 0634839143, grantee: Ruth Weisbach.
 Unit number: 11A, document number: 0635226168, grantee: Hector Garcia and Laura Marreco
 Unit number: 10A, document number: 0635226172, grantee: 0635226172.
 Unit number: 8B, document number: 0636005097, grantee: Tim S. Grover and Katherine Grover.
 Unit number: 8B, document number: 0716305133, grantee: Kenneth Statz and Colleen Statz.
 Unit number: 12B, document number: 0636302026, grantee: Steven M. Theiss and Kim Theiss.
 Unit number: 11B, document number: 0700505127, grantee: Robert J. Chapman.
 Unit 11B. document 0708133007, grantee: Chicago Title and Trust Company, as Trustee of Trust dated August 18, 1978 and known as Trust Number 43691.
 Unit number: 15B, document number: 0703805044, grantee: Margaret S. Elliott.
 Unit number: 15A, document number: 0704022072, grantee: Marlyn Grabosky (1/2 interest) and Laura Desmond (1/2 interest).
 Unit number: 14B, document number: 0704044004, grantee: Thomas G. Baker and Jennifer U. Baker.
 Unit number: 7B, document number: 0704640105, grantee: Robert M. Turf and Barbara A. Turf. Unit number: 6C, document number: 0704640105, grantee: Charles E. Semel and Arlene F. Semel.
 Unit number: 14A, document number: 0705226102, grantee: Narendra N. Pavuluri and Nagamani Pavuluri.
 Unit number: 17B, document number: 0705926027, grantee: Paul R. Knapp and Nancy J. Knapp.
 Unit number: 17A, document number: 0705926026, grantee: Maria A. Cozzi, as Trustee of the Maria A. Cozzi revocable Trust under trust Agreement dated May 9, 1996. Unit number: 17A document number: 0719705090, grantee: David C. Woodhouse and Marsha G. Woodhouse. Unit number: 17A, document number: 0719705091, grantee: Marsha Getz Woodhouse, as Trustee of the Marsha Getz Woodhouse Living Trust dated February 28, 2005 and David Conley Woodhouse, as Trustee of the David Conley Woodhouse Living Trust dated February 28, 2005.

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Unit number: 18B, document number: 0705940125, grantee: Goldman and Rochelle Goldman. Unit number: 18A, document number: 0705940127, grantee: Anthony L. Kerasotes and Barbara B. Kerasotes.

Unit number: 23A, document number: 0708126065, grantee: Stephen P. Durchslag and Ruth M. Durchslag.

Unit number: 19A, document number: 0709518049, grantee: William R. Kozek and Sharon Hickey.

Unit number: 20A, document number: 0709626065, grantee: Dean L. Kerasotes.

Unit number: 19B, document number: 0709626066, grantee: Janice E. Lindell, as Trustee of the Janice E. Lindell Trust dated July 24, 1991.

Unit number: 20B, document number: 0711626091, grantee: Michael Socol and Donna Kaner.

Unit number: 16A, document number: 0711626095, grantee: Richard Gillman and Sharon Gillman.

Unit number: 16B, document number: 0711626125, grantee: James H. Allen and Francis A. Allen.

Unit number: 22B, document number: 0712905215, grantee: Robert V. Allegra and Lisa M. Allegra.

Unit number: 24A, document number: 0715234058, grantee: Parkway Bank and Trust Company, as Trustee of Trust Agreement dated March 19, 2007 and known as Trust Number 14341.

Unit number: 23B, document number: 0715234060, grantee: Jules Millman, as Trustee of the Jules Millman Trust dated June 4, 1992.

Unit number: 6F, document number: 0715940102, grantee: Susan J. Goffmaster.

Unit number: 24B, document number: 0716526101, grantee: Peter G. Krivkovich and Linda J. Krivkovich.

Unit number: 12A, document number: 0717840137, grantee: Denis Weil.

Unit number: 21A, document number: 0719226122, grantee: The Hoehn Family, LC.