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Cook County Recorder 37.50



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CROWN CONSTRUCTION)
AND DEVELOPMENT, INC.,)
)
Claimant,)

vs.)

BURNHAM STATION, L.L.C.,)
JOSEPH E. GUTHRIE,)
JENNIFER L. GUTHRIE,)
AMERICAN NATIONAL BANK)
AND TRUST COMPANY OF)
CHICAGO AS TRUSTEE)
UNDER TRUST AGREEMENT)
DATED SEPTEMBER 3, 1999)
AND KNOWN AS TRUST NO.)
125339-07, STANDARD BANK)
AND TRUST COMPANY AS)
TRUSTEE UNDER TRUST)
AGREEMENT DATED JANUARY)
10, 1992 AND KNOWN AS)
TRUST NO. 13141, PAUL L.)
DEAN, CATHERINE BEACH,)
PETER M. LARSON, NANCY K.)
LARSON, JAMES G. BUCHER,)
CHRISTINE MICHALS-BUCHER,)
RODERICK ALLEN, AMERICAN)
NATIONAL BANK AND TRUST)
COMPANY OF CHICAGO AS)
TRUSTEE UNDER TRUST)
AGREEMENT KNOWN AS)
TRUST NO. 125371-06, OWNERS)
)
Defendants.)

CLAIM FOR BLANKET LIEN IN THE AMOUNT OF \$198,991.10

The claimant, Crown Construction and Development, Inc. ("Crown") of 743 North LaSalle, Suite 500, Chicago, Illinois 60601 being a "contractor" for the construction project known as the Burnham Station Condominium Tower and Townhomes located at 61 West, 49 West, 51 West, 57

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West, and 59 West 15th Street, Chicago, Illinois, hereby asserts its claim for a blanket mechanics lien pursuant to the Illinois Mechanics Lien Law against the Burnham Station, L.L.C. (hereinafter referred to as "Burnham"), Joseph E. Guthrie, Jennifer L. Guthrie, American National Bank and Trust Company of Chicago as Trustee under Trust Agreement Dated September 3, 1999 and Known As Trust No. 125339-07, Standard Bank and Trust Company as Trustee under Trust Agreement Dated January 10, 1992 and Known As Trust No. 13141, Paul L. Dean, Catherine Beach, Peter M. Larson, Nancy K. Larson, James G. Bucher, Christine Michals-Bucher, Roderick Allen, American National Bank and Trust Company of Chicago as Trustee under Trust Agreement Known As Trust No. 125371-06, Owners, and the subject property.

On or about May 5, 1998, Burnham was the owner of record of the following described land in Cook County, Illinois, commonly known as 61 West, 47 West, 49 West, 57 West and 59 West 15th Street, Chicago, Illinois:

PARCEL NO. 1:

UNIT NUMBERS 57A, 57B, 57C, 57D, 59A, 59B, 59C, 59D, 59E, AND 59F IN BURNHAM STATION II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OR PART OF LOTS 34, 35, 36, 37, 38, 39, 40 AND 41, IN WILDER'S SOUTH ADDITION AND BLOCKS 31, 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99-811484, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL NO. 2:

PARCEL A:

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THAT PART OF LOTS 34, 35, 36, 37, 38, 39 AND 40 IN WILDER'S SOUTH ADDITION AND PART OF BLOCKS 31, 32, AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 33 IN ASSESSOR'S SECOND DIVISION, SAID SOUTHWEST CORNER DEEDED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 0 DEGREES 9 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 33 IN ASSESSOR'S SECOND DIVISION, 168.45 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE CONVEYED TO THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY PER DOCUMENT NO. 3053547; THENCE NORTH 57 DEGREES 8 MINUTES 33 SECONDS, EAST ALONG SAID NORTHWESTERLY LINE 241.89 FEET TO A DEFLECTION POINT; THENCE NORTH 55 DEGREES 53 MINUTES 33 SECONDS EAST ALONG SAID NORTHWESTERLY LINE, 160.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT 34 WHICH IS 25.95 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH 0 DEGREES 12 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 34, 35, 36, 37, 38, 39 AND 40, A DISTANCE OF 323.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 40, A DISTANCE OF 117.35 FEET; THENCE SOUTH 0 DEGREES 1 MINUTES 3 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 33 IN ASSESSOR'S SECOND DIVISION, 65.0 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 33, A DISTANCE OF 222.34 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART OF SAID BLOCK 33 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 33, DEEDED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, THENCE NORTH 0 DEGREES 9 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 33, A DISTANCE OF 168.45 FEET; THENCE NORTH 87 DEGREES 8 MINUTES 33 SECONDS EAST A DISTANCE OF 16.0 FEET; THENCE SOUTHERLY A DISTANCE OF 177.54 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 33, WHICH IS 4.02 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 33; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 33 A DISTANCE OF 4.02 FEET TO THE POINT OF BEGINNING

PARCEL B

THAT PART OF LOTS 34, 35 AND 36 IN WILDER'S SOUTH ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS, [SITUATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN] TOGETHER WITH THAT PART OF BLOCKS 30, 31, 32, AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTION OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WEST 15TH STREET, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE

INTERSECTION OF THE SOUTH LINE OF WEST 15TH STREET AND THE WEST LINE OF BLOCK 30, BEING THE EAST LINE OF SOUTH CLARK STREET; THENCE SOUTH ALONG THE WEST LINE OF BLOCKS 30, 31, 32, AND 33, HAVING A BEARING OF SOUTH 0 DEGREES 9 MINUTES 20 SECONDS EAST [ASSUMED] A DISTANCE OF 246.26 FEET TO THE NORTHWESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY IN CHICAGO BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 14, 1901 AS DOCUMENT NO. 3053547; THENCE NORTH 55 DEGREES 53 MINUTES 33 SECONDS EAST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 16.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE A DISTANCE OF 225.89 FEET TO DEFLECTION POINT IN SAID NORTHWESTERLY LINE; THENCE NORTH 55 DEGREES 53 MINUTES 33 SECONDS EAST A DISTANCE OF 160.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT IN WILDER'S SOUTH ADDITION TO CHICAGO, AFORESAID, DISTANT 25.95 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 34; THENCE NORTH 0 DEGREES 12 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE OF SAID LOT 34 A DISTANCE OF 25.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 34, BEING THE SOUTH LINE OF WEST 15TH STREET; THENCE WEST ALONG SAID SOUTH LINE OF WEST 15TH STREET, A DISTANCE OF 180.12 FEET TO A POINT 156.63 FEET EAST OF THE INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF SOUTH CLARK STREET; THENCE SOUTH 40 DEGREES 2 MINUTES 38 SECONDS WEST A DISTANCE OF 211.63 FEET; THENCE SOUTH 0 DEGREES 9 MINUTES 20 SECONDS WEST A DISTANCE OF 32.10 FEET; THENCE 1 DEGREE 27 MINUTES 22 SECONDS WEST A DISTANCE OF 47.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL C

LOT 41 IN WILDER'S SOUTH ADDITION TO CHICAGO IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THAT PART OF PARCELS A, B, AND C DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 41, 105.06 FEET WEST OF THE SOUTHEAST CORNER, THENCE NORTH 0 DEGREES 6 MINUTES 36 SECONDS EAST 23.13 FEET TO THE POINT OF BEGINNING THENCE CONTINUING ALONG THE LAST DESCRIBED BEARING 73.97 FEET, THENCE NORTH 89 DEGREES 56 MINUTES 8 SECONDS WEST 106.60 FEET, THENCE SOUTH 0 DEGREES 3 MINUTES 1 SECOND EAST 74.16 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 106.39 FEET TO THE POINT OF BEGINNING

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 41, 108.06 FEET WEST

OF THE SOUTHEAST CORNER; THENCE NORTH 0 DEGREES 6 MINUTES 46 SECONDS EAST 144.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 8 MINUTES 55 SECONDS WEST 74.30 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS WEST 106.51 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 12 SECONDS EAST 74.21 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 21 SECONDS EAST 106.43 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers: 17-21-210-042
17-21-210-093
17-21-210-094
17-21-210-096
17-21-210-097

Parcels Nos. 1 and 2 A-C are hereinafter referred to as the "Subject Property."

On or about May 5, 1998 Burnham contracted with Crown to provide construction management, construction supervision, labor and materials to build two 73-unit residential towers at 61 West, and 51 West 15th Street, a parking garage and four townhome buildings located at 47 West, 49 West, 57 West and 59 West 15th Street all of which are located on the Subject Property. The 73-unit tower located at 51 West 15th Street was subsequently omitted from the project.

Thereafter, on or about August 25, 1999 Burnham recorded with the Cook County Recorder of Deeds a declaration of condominium ownership for Burnham Station II Condominium Association as document number 99811484 which created condominium unit numbers 57A, 57B, 57C, 57D, 59A, 59B, 59C, 59D, 59E and 59F. This condominium currently comprises two of the four townhome buildings at the project. The condominium property currently comprises a portion of the Subject Property and is legally described as follows:

THAT PART OF PARCEL NOS. 2A, B, AND C DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 41, 108.06 FEET WEST OF THE SOUTHEAST CORNER, THENCE NORTH 0 DEGREES 6 MINUTES 36 SECONDS EAST 23.13 FEET TO THE POINT OF BEGINNING THENCE CONTINUING ALONG THE LAST DESCRIBED BEARING 73.97 FEET, THENCE NORTH 89 DEGREES 56 MINUTES 8 SECONDS WEST 106.60 FEET, THENCE SOUTH 0 DEGREES 3 MINUTES 1 SECOND EAST 74.16 FEET; THENCE NORTH 89

DEGREES 57 MINUTES 44 SECONDS EAST 106.39 FEET TO THE POINT OF BEGINNING

AND THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 41, 108.06 FEET WEST OF THE SOUTHEAST CORNER; THENCE NORTH 0 DEGREES 6 MINUTES 46 SECONDS EAST 144.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 8 MINUTES 55 SECONDS WEST 74.30 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS WEST 106.51 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 12 SECONDS EAST 74.21 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 21 SECONDS EAST 106.43 FEET TO THE POINT OF BEGINNING.

("the Condominium Property")

A mid-rise tower containing 73 units, a parking garage and two townhome buildings located at 47 West 15th Street and 49 West 15th Street, each containing six units, have been constructed on the Subject Property but are not yet included in the Condominium Property.

Beginning approximately May 5, 1995 and ending at Burnham's request on September 14, 1999, Crown provided construction management, construction supervision services, labor and materials to the project on the Subject Property.

After May 5, 1998, unit 57A of the Condominium Property was transferred to Joseph E. Guthrie and Jennifer L. Guthrie. Unit 57B of the Condominium Property was transferred to American National Bank and Trust Company of Chicago under Trust Agreement known as Trust No. 125371-06. Unit 57C of the Condominium Property was transferred to American National Trust Company of Chicago as Trustee under Trust Agreement dated September 3, 1999 and known as Trust No. 125339-07. Unit 57D of the Condominium Property was transferred to Standard Bank and Trust Company as Trustee under Trust Agreement dated January 10, 1992 and known as Trust No. 13141, Unit 59A of the Condominium Property was transferred to Paul L. Dean and Catherine Beach. Unit 59B of the Condominium Property was transferred to Peter M. Larson and Nancy K.

Larson, Unit 59E of the Condominium Property was transferred to James G. Bucher and Christine Michals-Bucher. Unit 59F of the Condominium Property was transferred to Roderick Allen. Burnham Station L.L.C. retains title as to units, 59C and 59D of the Condominium Property.

On September 14, 1999 Burnham terminated Crown's work on the project. At that time Crown was providing services, materials and labor to all portions of the project including the mid-rise tower and the four townhome buildings.

After all due credits, there is unpaid, due and owing to Crown the sum of \$198,991.10, for which with interest, Crown claims a lien on the Subject Property and all improvements thereon.

Of the total outstanding and past due balance in the amount of \$198,991.10, Crown apportions the balance due against each of the 10 condominium units and the common areas in the Condominium Property as follows:

CONDOMINIUM PROPERTY APPORTIONMENT CHART

<u>Condominium Unit Number</u>	<u>Percentage of Ownership</u>	<u>Outstanding Balance Attributable to Condominium Property Portion of Townhomes Work</u>	<u>Site Work Services Apportionment (\$100.81 each unit x 95 units)</u>	<u>A Total Apportioned Claim per Condominium Unit</u>	<u>Last Date of Work</u>
UNIT 57A	12.4731%	\$4,267.98	\$100.81	\$4,368.79	9/14/99
UNIT 57B	12.1993%	\$4,174.30	\$100.81	\$4,275.11	9/14/99
UNIT 57C	12.1993%	\$4,174.30	\$100.81	\$4,275.11	9/14/99
UNIT 57D	12.4731%	\$4,267.98	\$100.81	\$4,368.79	9/14/99
UNIT 59A	8.5408%	\$2,922.45	\$100.81	\$3,023.26	9/14/99
UNIT 59B	8.3934%	\$2,872.01	\$100.81	\$2,972.82	9/14/99
UNIT 59C	8.3934%	\$2,872.01	\$100.81	\$2,972.82	9/14/99
UNIT 59D	8.3934%	\$2,872.01	\$100.81	\$2,972.82	9/14/99

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UNIT 59E	8.3934%	\$2,872.01	\$100.81	\$2,972.82	9/14/99
UNIT 59F	8.5408%	\$2,922.45	\$100.81	\$3,023.26	9/14/99
TOTAL	100%	\$34,217.50		\$35,225.60	

The remaining balance of \$163,765.50 is attributable to the 12 townhome units which are not included in the Condominium Property, plus the residential tower and parking garage. Crown hereby claims a lien on the Subject Property and all improvements as set forth above in the total amount of \$198,991.10, plus interest.

CROWN CONSTRUCTION AND
DEVELOPMENT, INC.

By: 

Daniel DaValle
Vice President

Crown Construction and Development, Inc.

Cook County Clerk's Office


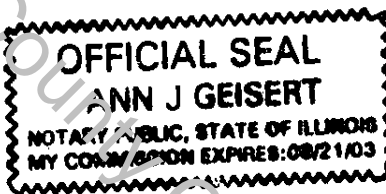
State of Illinois)
) ss.
County of Cook)

The affiant, Daniel DaValle, being first duly sworn on his oath deposes and says that he is the Vice President of Crown Construction and Development, Inc., the claimant herein; that he has read the foregoing claim for blanket mechanics lien and knows the contents thereof; and that all of the statements therein contained are true.



Daniel DaValle

SUBSCRIBED AND SWORN TO
BEFORE ME This 28th Day of
October, 1999.


Notary Public

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Property of Cook County Clerk's Office