

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED TO:

Natalia K. Rzepka
Tishler & Wald, Ltd.
200 South Wacker Drive
Suite 3000
Chicago, Illinois 60606
(312) 876-3800

ONE ON ONE ELECTRIC, INC.

v.

**UNITED WORLD DEVELOPMENT, LLC.;
PB DEVELOPMENT COMPANY, INC. and
PARKWAY BANK & TRUST CO.**



Doc#: 0906818045 Fee: \$33.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2009 03:35 PM Pg: 1 of 7

SUBCONTRACTOR'S CLAIM FOR MECHANICS' LIEN

The claimant, **ONE ON ONE ELECTRIC, INC.** (referred to herein as "Subcontractor"), an Illinois corporation with an office at 4009 North Nashville, Chicago, Illinois, hereby files its Subcontractor's Claim for Mechanics Lien and claims a mechanic's lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and against the interest(s) of **PB DEVELOPMENT COMPANY, INC.**, 7742 West Higgins, C-102, Chicago, Illinois as Contractor ("Contractor"); **UNITED WORLD DEVELOPMENT COMPANY, LLC**, 7742 West Higgins, C-102, Chicago, Illinois as Owner ("Owner") and **PARKWAY BANK & TRUST CO.**, 4800 North Harlem Avenue, Harwood Heights, Illinois as Lender ("Lender"), and any other person or entity claiming an interest in the Real Estate either by, through, or under United World Development Company, LLC.

ONE ON ONE ELECTRIC, INC. states as follows:

1. Since on or before October 18, 2007, and subsequently, **UNITED WORLD DEVELOPMENT, LLC** has owned fee simple title to the Real Estate (including any and all improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as 1670 Mill Road, Des Plaines, Illinois, and legally described as follows:

See Attached Legal Description (Exhibit A)

Fee simple title in the Real Estate remains in **UNITED WORLD DEVELOPMENT, LLC**, with the exception of the following units: 202, 203, 205, 206, 303, 305, 403, 405, 503, 601, 602, 603 and 604. A breakdown of the percentage of ownership as it relates to each unit is attached hereto as Exhibit B.

Address: 1670 Mill Road, Des Plaines, IL

PIN Numbers: 09-16-303-009-0000; 09-16-303-010-0000; 09-16-303-017-0000; 09-16-303-018-0000; 09-16-303-022-0000

UNOFFICIAL COPY

2. On or about October 18, 2007, **ONE ON ONE ELECTRIC, INC.** entered into a subcontract agreement (the "Subcontract") with **PB DEVELOPMENT COMPANY, INC.** pursuant to which **ONE ON ONE ELECTRIC, INC.** agreed to provide the labor, tools, materials, equipment and supervision necessary for the performance of electrical services for the improvement of the Real Estate (the "Work"), in exchange for payment of the original amount of FIVE HUNDRED THIRTY-SEVEN THOUSAND DOLLARS (\$537,000.00), as more fully described in the Subcontract.

3. The Subcontract was entered into by **PB DEVELOPMENT COMPANY, INC.** and the Work was performed by **ONE ON ONE ELECTRIC, INC.** with the knowledge and consent of **UNITED WORLD DEVELOPMENT, LLC.**

4. **ONE ON ONE ELECTRIC, INC.** provided the work described above in paragraph 2 and in the Subcontract. Further, at the special instance and request of **PB DEVELOPMENT COMPANY, INC.** and with the full knowledge and express consent or acquiescence of **UNITED WORLD DEVELOPMENT, LLC.**, **ONE ON ONE ELECTRIC, INC.** furnished extra and additional Work for the improvement of the Real Estate ("Additional Work") to the extent and value of THIRTY FOUR THOUSAND EIGHT HUNDRED NINETY EIGHT AND 00/100 DOLLAR (\$34,898.00) resulting in a total contract with extras of FIVE HUNDRED SEVENTY ONE THOUSAND EIGHT HUNDRED NINETY EIGHT and 00/100 DOLLARS (\$571,898.00).

5. The last date on which **ONE ON ONE ELECTRIC, INC.** performed work required under the Subcontract for which it claims a lien was February 20, 2009.

6. In the event any apportionment of claim for lien is required by law, for units which have been sold by **UNITED WORLD DEVELOPMENT, LLC.** at the time of recording of this Subcontractor's Claim for Mechanics' Lien, and on which **ONE ON ONE ELECTRIC, INC.** does not claim a lien, the date of last work for each respective sold unit is as follows:

<u>Unit #</u>	<u>Last Date of Work</u>
202	August 11, 2008
203	August 11, 2008
205	August 11, 2008
206	August 11, 2008
303	August 8, 2008
305	August 8, 2008
403	September 30, 2008
405	July 31, 2008
503	September 29, 2008
601	November 14, 2008
602	September 5, 2008
603	September 2, 2008
604	September 8, 2008

Address: 1670 Mill Road, Des Plaines, IL

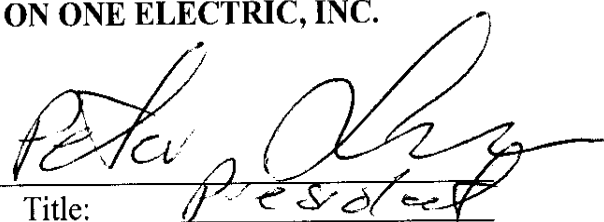
PIN Numbers: 09-16-303-009-0000; 09-16-303-010-0000; 09-16-303-017-0000; 09-16-303-018-0000; 09-16-303-022-0000

UNOFFICIAL COPY

7. As of the date hereof, there is due, unpaid and owing to **ONE ON ONE ELECTRIC, INC.** therefor, after allowing all credits, the sum of **SEVENTY THOUSAND NINE HUNDRED TWENTY SIX AND 39/100 DOLLARS (\$70,926.39)**, for which, with interest at the rate provided by 770 ILCS 60/0.01, **ONE ON ONE ELECTRIC, INC.** claims a lien against the improvements, the Real Estate, and the monies or other consideration due or to become due to **PB DEVELOPMENT COMPANY, INC.** from **UNITED WORLD DEVELOPMENT, LLC.**

Dated this 9th day of March, 2009.

ONE ON ONE ELECTRIC, INC.

By: 
Title: President

Address: 1670 Mill Road, Des Plaines, IL
PIN Numbers: 09-16-303-009-0000; 09-16-303-010-0000; 09-16-303-017-0000; 09-16-303-018-0000; 09-16-303-022-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

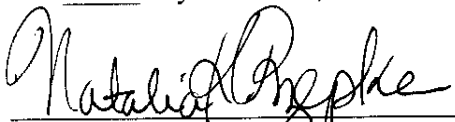
AFFIDAVIT

I, Piotr Lisiecki, being first duly sworn, deposes and states that I am authorized, as President, to execute this Subcontractor's Claim for Mechanics Lien on behalf of One On One Electric, Inc., that I have read the foregoing Subcontractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

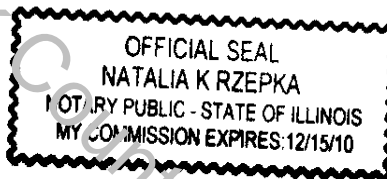


Piotr Lisiecki

Subscribed and sworn to before me
this 9th day of March, 2009



Notary Public



**THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED TO:**

Natalia K. Rzepka
Tishler & Wald, Ltd.
200 South Wacker Drive
Suite 3000
Chicago, Illinois 60606
(312) 876-3800

Address: 1670 Mill Road, Des Plaines, IL
PIN Numbers: 09-16-303-009-0000; 09-16-303-010-0000; 09-16-303-017-0000; 09-16-303-018-0000; 09-16-303-022-0000

UNOFFICIAL COPY

**LEGAL DESCRIPTION**

PARCEL 1: UNIT NUMBERS 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407, 408, 501, 502, 503, 504, 505, 506, 507, 508, 601, 602, 603 AND 604 IN MILL RIVER PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A:

LOTS 8, 9, 10 AND 11 IN BLOCK 3 IN JOHN ALLES JR'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, IN THE ORIGINAL TOWN OF RAND, NOW THE VILLAGE OF DES PLAINES, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 3, 1882 IN BOOK 17 OF PLATS, PAGE 40, AS DOCUMENT NUMBER 411828, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE SEVEN FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.

PARCEL C:

LOTS 6, 7, 8 AND THE EAST 3 FEET OF LOT 9 MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF IN LEE'S SUBDIVISION OF LOTS 7 AND 8 IN THE TOWN OF RAND IN SECTION 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0822410067; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

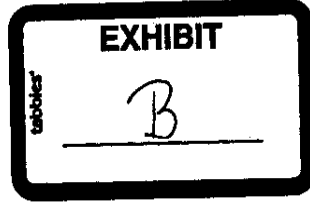
PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38, P-39, P-40, P-41, P-42, P-43, P-44, P-45, P-46, P-47, P-48, P-49, P-50, P-51, P-52, P-53 AND P-54 AND STORAGE SPACE S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-17, S-18, S-19, S-20, S-21, S-22, S-23, S-24, S-25, S-26, S-27, S-28, S-29, S-30, S-31, S-32, S-33, S-34, S-35, S-36, S-37 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0822410067.

Address: 1670 Mill Road, Des Plaines, IL

PIN Numbers: 09-16-303-009-0000; 09-16-303-010-0000; 09-16-303-017-0000; 09-16-303-018-0000; 09-16-303-022-0000

UNOFFICIAL COPY



PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

MILL RIVER PLACE CONDOMINIUM

Unit	Percentage Ownership of Common Elements
201.....	2.64%
202.....	2.64%
203.....	2.66%
204.....	2.69%
205.....	2.71%
206.....	2.71%
207.....	2.64%
208.....	2.64%
301.....	2.66%
302.....	2.66%
303.....	2.69%
304.....	2.71%
305.....	2.73%
306.....	2.73%
307.....	2.66%
308.....	2.66%
401.....	2.69%
402.....	2.69%
403.....	2.71%
404.....	2.73%
405.....	2.75%
406.....	2.75%
407.....	2.69%
408.....	2.69%
501.....	2.71%
502.....	2.71%
503.....	2.73%
504.....	2.75%
505.....	2.77%
506.....	2.77%
507.....	2.71%

Property of Cook County Clerk's Office

UNOFFICIAL COPY

508.....	2.71%
601.....	3.39%
602.....	3.45%
603.....	3.36%
604.....	3.41%
TOTAL	100.00%

Property of ~~0904~~ County Clerk's Office