

# UNOFFICIAL COPY

MECHANIC'S LIEN:  
CLAIM

STATE OF ILLINOIS

COUNTY OF **Cook**



Doc#: 0909056081 Fee: \$35.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2009 01:19 PM Pg: 1 of 9

GROVE MASONRY MAINTENANCE, INC.

## CLAIMANT

-VS-

Agora Michigan Avenue LLC  
Motor Row Development Corporation  
Motor Row Lofts Condominium Association  
SEE ATTACHED SCHEDULE "A" FOR LIST OF UNIT OWNERS  
First Bank  
Susan Haerr Zucker  
SEE ATTACHED SCHEDULE "A" FOR UNIT MORTGAGES  
MOTOR ROW DEVELOPMENT CORPORATION

## DEFENDANT(S)

The claimant, **GROVE MASONRY MAINTENANCE, INC.** of Alsip, IL 60803, County of **Cook**, hereby files a claim for lien against **MOTOR ROW DEVELOPMENT CORPORATION**, contractor and developer of 1229 W. George Street, Chicago, State of IL and **Agora Michigan Avenue LLC** Chicago, IL 60657 **Motor Row Development Corporation** Chicago, IL 60606 **Motor Row Lofts Condominium Association** Chicago, IL 60606 **SEE ATTACHED SCHEDULE "A" FOR LIST OF UNIT OWNERS** {hereinafter referred to as "owner(s)"} and **First Bank** Mt. Prospect, IL 60056 **Susan Haerr Zucker** Chicago, IL 60657 **SEE ATTACHED SCHEDULE "A" FOR LIST OF UNIT MORTGAGES** {hereinafter referred to as "lender(s)"} and states:

That on or about 03/01/2007, the owner owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium, 2301-2315 S. Michigan Avenue Chicago, IL:**

A/K/A: **All Units as shown on Exhibit "A" and their undivided percentage interest in the common elements in Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium as delineated in Condominium Declaration Document #0811922074 recorded 4/28/2008 and as amended from time to time and all Commercial Units, in Canal Trustee's Subdivision of the West 1/2 of Section 27, Township 39 North Range 14 East of the Third Principal Meridian in the County of cook in the State of Illinois and more fully described as follows: SEE ATTACHED LEGAL DESCRIPTION**

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lc/dn / /

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A/K/A: TAX # 17-27-110-001; 17-27-110-002; 17-27-110-003

and **MOTOR ROW DEVELOPMENT CORPORATION** was the owner's contractor and developer for the improvement thereof. That on or about **03/01/2007**, said contractor made a subcontract with the claimant to provide **labor and material for masonry work** for and in said improvement, and that on or about **12/23/2008** the claimant completed thereunder all that was required to be done by said contract.

In the event an apportionment or allocation of claim for lien is required by law, claimant claims a lien on each condominium unit set forth in Exhibit "A" and each commercial unit in accordance to the percentage of ownership interest as it relates to each unit, or by the number of residential and commercial units.

The following amounts are due on said contract:


|                         |                |
|-------------------------|----------------|
| Contract                | \$1,654,462.00 |
| Extras/Change Orders    | \$32,350.40    |
| Credits                 | \$3,915.75     |
| Payments                | \$1,614,607.03 |
| Total Balance Due ..... | \$68,289.62    |

**leaving due, unpaid and owing** to the claimant after allowing all credits, the sum of **Sixty-Eight Thousand Two Hundred Eighty-Nine and Sixty Two Hundredths (\$68,289.62) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the owner under said contract.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **March 23, 2009**.

**GROVE MASONRY MAINTENANCE, INC.**

X BY:   
Brad Grove President

Prepared By:  
**GROVE MASONRY MAINTENANCE, INC.**  
4234 W. 124th Place  
Alsip, IL 60803

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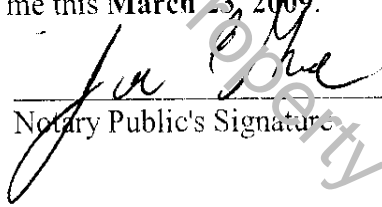
VERIFICATION

State of Illinois  
County of Cook

The affiant, Brad Grove, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

X   
Brad Grove President

Subscribed and sworn to  
before me this **March 23, 2009**.

X   
Notary Public's Signature



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## SCHEDULE "A"

CAC File #080926133  
Greve Masonry Maintenance, Inc. vs. Motor Row Development Corporation

Motor Row Lofts at 2301-2315 South Michigan Avenue Condominium

| Unit      | Owner  | Mortgage   |
|-----------|--|--|
| 201       | Agora Michigan Avenue LLC; Motor Row Development Corporation | First Bank; Susan Haerr Zucker   |
| 202       | Agora Michigan Avenue LLC; Motor Row Development Corporation | First Bank; Susan Haerr Zucker   |
| 203       | Lueken Brandi  | Wells Fargo Bank, NA   |
| 204 & P17 | Anthony Landrosh; Holly Fritz                                | Fifth Third Mortgage Company   |
| 205 & P47 | Jennifer D. Grimes; Daniel P. O'Brian                        | Mortgage Electronic Registration Systems, Inc. as nominee for Woodfield Planning Corporation       |
| 206       | Agora Michigan Avenue LLC; Motor Row Development Corporation | First Bank; Susan Haerr Zucker   |
| 207 & P29 | Kristen L. Tobis; Lily P. Pope                               | Wells Fargo Bank, NA   |
| 208 & P4  | Julie Watson; Mary J. and Frederick T. Sparrow               | Fifth Third Mortgage Company   |
| 209       | Melissa L. Slovich   | Wells Fargo Bank, NA   |
| 210 & P42 | Derek Hatfield; Julia Mead                                   | Wells Fargo Bank, NA   |
| 211 & LP7 | Jeffery Klymson; Sarah Richardson                            | Mortgage Electronic Registration Systems, Inc. as nominee for Professional Mortgage Partners, Inc. |
| 212       | Agora Michigan Avenue LLC; Motor Row Development Corporation | First Bank; Susan Haerr Zucker   |
| 213 & P30 | Deborah Song   | Wells Fargo Bank, NA   |
| 214 & P20 | John Ploof   | Mortgage Electronic Registration Systems, Inc. as nominee for Professional Mortgage Partners, Inc. |
| 215 & P31 | Tina L. Feldstein Revocable Living Trust dated 12/15/2008    | Inc.   |
| 216       | Agora Michigan Avenue LLC; Motor Row Development Corporation | Wells Fargo Bank, NA   |
| 217 & P39 | Calvin Thompson  | First Bank; Susan Haerr Zucker   |
| 218 & P3  | Catherine L. Skortz  | Wells Fargo Bank, NA   |
| 301       | Agora Michigan Avenue LLC; Motor Row Development Corporation | Wells Fargo Bank, NA   |
| 302       | Agora Michigan Avenue LLC; Motor Row Development Corporation | First Bank; Susan Haerr Zucker   |
| 303       | Agora Michigan Avenue LLC; Motor Row Development Corporation | Wells Fargo Bank, NA   |
| 304       | Agora Michigan Avenue LLC; Motor Row Development Corporation | First Bank; Susan Haerr Zucker   |
| 305 & P46 | Monica L. Lorimer  | Mortgage Electronic Registration Systems, Inc. as nominee for Horizon Bank, NA                     |
| 306       | Agora Michigan Avenue LLC; Motor Row Development Corporation | First Bank; Susan Haerr Zucker   |
| 307 & P38 | Nicole Spicer  | Wells Fargo Bank, NA   |

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303 & P32 Mortgage Electronic Registration Systems, Inc.,  
 as nominee for Banco Popular, NA  
 309 First Bank; Susan Haerr Zucker  
 310 First Bank; Susan Haerr Zucker  
 311 First Bank; Susan Haerr Zucker  
 312 & P13 Wells Fargo Bank, NA  
 313 First Bank; Susan Haerr Zucker  
 314 First Bank; Susan Haerr Zucker  
 315 First Bank; Susan Haerr Zucker  
 316 & LP21 Wells Fargo Bank, NA  
 317 First Bank; Susan Haerr Zucker  
 Mortgage Electronic Registration Systems, Inc.,  
 as nominee for Professional Mortgage Partners,  
 Inc.; Fifth Third Bank  
 318 & P49 Wells Fargo Bank, NA  
 401 & P52 First Bank; Susan Haerr Zucker  
 402 First Bank; Susan Haerr Zucker  
 403 First Bank; Susan Haerr Zucker  
 404 First Bank; Susan Haerr Zucker  
 405 First Bank; Susan Haerr Zucker  
 406 & P26 Wells Fargo Bank, NA  
 Mortgage Electronic Registration Systems, Inc.,  
 as nominee for Countrywide Bank, FSB  
 407 & P6 First Bank; Susan Haerr Zucker  
 408 First Bank; Susan Haerr Zucker  
 501 through 506 First Bank; Susan Haerr Zucker

Stefanie L. Lyons  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Justin D. Bartels; Jeanne T. Bartels  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Reem and Ali Karmali  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Larry Young; Chicago Title Land Trust Company, Trust #8002350694  
 Alice A. & Donald R. Martin  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Colin Sahli; Alexis Anderson  
 Sridhar Balasubramanian  
 Agora Michigan Avenue LLC; Motor Row Development Corporation  
 Agora Michigan Avenue LLC; Motor Row Development Corporation

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PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS:

AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172: ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23RD STREET, SOUTH INDIANA AVENUE AND EAST 24TH STREET, CONNECTING THE SECOND (2ND), THIRD (3RD), FOURTH (4TH) AND FIFTH (5TH) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300 - 2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION, AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

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PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED 4/28/28 AS DOCUMENT NUMBER 081922075.

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Exhibit "A" - Page 1

Exhibit "A"

| <u>Dwelling Unit</u> | <u>Percent of Interest</u> |
|----------------------|----------------------------|
| 201                  | 2.21%                      |
| 202                  | 1.86%                      |
| 203                  | 1.42%                      |
| 204                  | 1.68%                      |
| 205                  | 1.65%                      |
| 206                  | 1.93%                      |
| 207                  | 1.15%                      |
| 208                  | 1.49%                      |
| 209                  | 1.08%                      |
| 210                  | 1.01%                      |
| 211                  | 1.06%                      |
| 212                  | 1.90%                      |
| 213                  | 1.13%                      |
| 214                  | 1.10%                      |
| 215                  | 1.15%                      |
| 216                  | 1.90%                      |
| 217                  | 1.24%                      |
| 218                  | 1.68%                      |
| 301                  | 2.21%                      |
| 302                  | 1.86%                      |
| 303                  | 1.42%                      |
| 304                  | 1.68%                      |
| 305                  | 1.65%                      |
| 306                  | 1.93%                      |
| 307                  | 1.15%                      |
| 308                  | 1.48%                      |
| 309                  | 1.73%                      |
| 310                  | 1.61%                      |
| 311                  | 1.74%                      |
| 312                  | 2.03%                      |
| 313                  | 1.63%                      |
| 314                  | 1.61%                      |
| 315                  | 1.65%                      |
| 316                  | 2.27%                      |
| 317                  | 1.24%                      |
| 318                  | 2.34%                      |
| 401                  | 2.21%                      |
| 402                  | 1.86%                      |
| 403                  | 1.42%                      |
| 404                  | 1.68%                      |
| 405                  | 1.65%                      |
| 406                  | 1.93%                      |
| 407                  | 1.15%                      |
| 408                  | 1.49%                      |
| 501                  | 2.75%                      |
| 502                  | 2.26%                      |
| 503                  | 1.92%                      |
| 504                  | 2.22%                      |
| 505                  | 2.23%                      |
| 506                  | 2.36%                      |
| 507                  | 1.58%                      |
| 508                  | 2.14%                      |
|                      | RP 81%                     |



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Exhibit "A" - Page 2

| <u>Parking Unit/Lift Parking Unit</u> | <u>Percent of Interest</u> |
|---------------------------------------|----------------------------|
| LP 1                                  | 0.22%                      |
| LP 2                                  | 0.22%                      |
| P3                                    | 0.21%                      |
| P4                                    | 0.21%                      |
| P5                                    | 0.21%                      |
| P6                                    | 0.21%                      |
| LP 7                                  | 0.22%                      |
| LP 8                                  | 0.22%                      |
| P9                                    | eliminated                 |
| P10                                   | eliminated                 |
| P11                                   | eliminated                 |
| P12                                   | eliminated                 |
| P13                                   | 0.21%                      |
| P14                                   | 0.21%                      |
| P15                                   | 0.21%                      |
| P16                                   | 0.21%                      |
| P17                                   | 0.21%                      |
| P18                                   | 0.21%                      |
| P19                                   | 0.21%                      |
| P20                                   | 0.21%                      |
| LP 21                                 | 0.22%                      |
| P22                                   | 0.30%                      |
| P23                                   | 0.28%                      |
| LP 24                                 | 0.28%                      |
| LP 25                                 | 0.22%                      |
| LP 26                                 | 0.26%                      |
| LP 27                                 | 0.22%                      |
| LP 28                                 | 0.22%                      |
| P29                                   | 0.19%                      |
| P30                                   | 0.19%                      |
| P31                                   | 0.20%                      |
| P32                                   | 0.20%                      |
| P33                                   | 0.19%                      |
| LP 34                                 | 0.25%                      |
| LP 35                                 | 0.25%                      |
| LP 36                                 | 0.25%                      |
| LP 37                                 | 0.25%                      |
| P38                                   | 0.19%                      |
| P39                                   | 0.19%                      |
| P40                                   | 0.24%                      |
| P41                                   | 0.24%                      |
| P42                                   | 0.19%                      |
| P43                                   | 0.19%                      |
| P44                                   | 0.27%                      |
| P45                                   | 0.25%                      |
| P46                                   | 0.19%                      |
| P47                                   | 0.19%                      |
| P48                                   | 0.24%                      |
| P49                                   | 0.24%                      |
| P50                                   | 0.24%                      |
| P51                                   | 0.24%                      |
| P52                                   | 0.24%                      |
| P53                                   | 0.24%                      |
| P54                                   | 0.22%                      |
|                                       | <hr/>                      |
|                                       | 11.19%                     |