

# UNOFFICIAL COPY

**DOCUMENT PREPARED BY  
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.  
6225 N. Milwaukee Ave.  
Chicago, IL 60646  
773-594-9090  
773-594-9094 fax  
contractorslienservices.com



Doc#: 0911456043 Fee: \$33.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/24/2009 01:41 PM Pg: 1 of 7

STATE OF ILLINOIS

COUNTY OF COOK

**ORIGINAL CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN**  
PURSUANT TO SECTIONS 60/1, 60/5, 60/21, AND 60/24 OF THE LIEN ACT

**NOTICE TO OWNER**

Do not pay the contractor for this work or material unless you have received from the subcontractor a waiver of lien or other satisfactory evidence of payment to the Claimant.

**NOTICE & CLAIM FOR LIEN IN  
THE AMOUNT OF:**

**(\$9,763.00), plus interest  
pursuant to 770 ILCS 60/1 and  
attorney fees pursuant to 770 ILCS  
60/17.**

**TO: VIA CERTIFIED MAIL R/R**  
Ottamar, LLC  
2612 W. Superior Ave.  
Chicago, IL 60612

**VIA CERTIFIED MAIL R/R**  
LaSalle Bank  
1 N. Dearborn Ave.  
Chicago, IL 60602

**VIA CERTIFIED MAIL R/R**  
Fannie Mae  
1 S. Wacker Dr.  
Chicago, IL 60606

**VIA CERTIFIED MAIL R/R**  
Bank of New York  
15W030 N. Frontage Rd., St. 100  
Willowbrook, IL 60527

**VIA CERTIFIED MAIL R/R**  
Janet Huynh  
1901 W. Chicago Ave. Unit 3  
Chicago, IL 60622

THE LIEN CLAIMANT, **Maids at Your Service**, original contractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Ottamar, LLC**, owner, **Fannie Mae**, owner, **Janet Huynh**, owner, **LaSalle Bank**, mortgagee, **Bank of New York**, mortgagee (collectively "Owner"), and any other person claiming an interest in the real estate, more fully described below, through, or under the **Owner**, stating as follows:

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1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: [See the legal description attached hereto and incorporated herein as Exhibit "A"]

P.I.N.: 17-07-200-054-1001, 17-07-200-054-1002, 17-07-200-053-1003, and 17-07-200-053-1004

which property is commonly known as **1901 W. Chicago Ave. Units 1, 2, 3 and 4, Chicago, IL 60622** [collectively "Project"]

2. On information and belief, said Owner contracted with **Maids at Your Service** for certain improvements to said premises.

3. Owner entered into the oral/written contract with the Contractor on **November 1, 2008**.

4. The Claimant completed its work under its contract on **January 31, 2009**, which entailed **Labor and Material: Post-Construction Cleanup, Property Maintenance, Landscaping, Apartment Cleanup, and Snow Removal** to said premises.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **(Ten Thousand and Five Dollars and 00/100) (\$10,005.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract, in the amount of **(Nine Thousand Seven Hundred and Sixty Three Dollars and 00/100) (\$9,763.00)** plus interest. To date, despite due demand for payment, Claimant remains unpaid for its work at the Project and there is no reasonable basis for the failure to pay Claimant.

6. The amount consists of the following:

A. Base Contract	<b>(\$9,763.00)</b>
B. Change Orders	<b>(\$0.00)</b>
C. Adjusted Based Contract	<b>(\$0.00)</b>
D. Amount Paid to Date (Credit)	<b>(\$0.00)</b>
E. Value of Lienable Work Performed As To Date of Completion	<b>(\$9,763.00)</b>
F. Statutory 10% Interest	<b>(\$242.00)</b>
Total Principal Amount of Lien	<b>(\$10,005.00)</b>

Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage of the total

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amount owed to Claimant on each unit and/or by parcels shown in the legal description by the method required by applicable law.

7. At all relevant times Owner was aware that **Maids at Your Service** was providing labor and materials for the benefit of the Project and the Property.

8. 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 and claim for lien upon the real property listed herein.

### VERIFICATION

The undersigned, Steven F. Boucher, being first duly sworn, on oath deposes and states that he is the agent of **Maids at Your Service**, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Signed by: *Steven F. Boucher*  
Steven F. Boucher  
As Agent for Claimant

Subscribed and sworn to before me on this **22nd** day of **April** of **2009**.

*Anna Michelis*  
Notary Public



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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1901-1 IN 1901 WEST CHICAGO AVENUE CONDOMINIUMS AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE:

LOT 1 IN H.M. THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL  
TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE NORTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 0528710197 TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

### PARCEL 2:

EASEMENT FOR PARKING SPACE P-14, AS CREATED BY GRANT OF  
EASEMENT RECORDED AS DOCUMENT 0411432027 AND AS AMENDED BY  
DOCUMENT \_\_\_\_\_

PIN: 17-07-200-023-0000 (UNDERLYING)

COMMONLY KNOWN AS: 1901 W CHICAGO AVE. UNIT 1, CHICAGO, IL

THE GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS  
AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE  
DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT  
OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM,  
AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND  
ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION  
FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.


THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS,  
CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID  
DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID  
DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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0804857

## JUDICIAL SALE DEED

THE GRANTOR, INTERCOUNTY JUDICIAL SALES CORPORATION, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale and an Order Appointing Selling Officer entered by the Circuit Court of Cook County, Illinois on July 3, 2008 in Case No. 08 CH 8508 entitled LaSalle Bank vs. McGrew and pursuant to which the mortgaged real estate hereinafter described was sold at public sale by said grantor on October 7, 2008, does hereby grant, transfer and convey to LaSalle Bank, National Association as Trustee for the MMI Trust Series 2006-WMC2, the following described real estate situated in the

  
 Doc#: 0908215027 Fee: \$40.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 03/23/2009 09:55 AM Pg: 1 of 2

County of Cook, State of Illinois, to have and to hold forever: UNIT 1901-2 IN 1901 WEST CHICAGO AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN H.M. THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528710197, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. P.I.N. 17-07-200-054-1002 and 17-07-200-023. Commonly known as 1901 West Chicago Avenue, Unit 2, Chicago, IL 60622.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested to by its Secretary, this March 9, 2009.

INTERCOUNTY JUDICIAL SALES CORPORATION

Attest Nathan H. Lichtenstein  
 Secretary

Andrew D. Schusteff  
 President

State of Illinois, County of Cook ss, This instrument was acknowledged before me on March 9, 2009 by Andrew D. Schusteff as President and Nathan H. Lichtenstein as Secretary of Intercounty Judicial Sales Corporation.

OFFICIAL SEAL  
 LISA BOBER  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 05/06/09

Lisa Bober  
 Notary Public

Prepared by A. Schusteff, 120 W. Madison St. Chicago, IL 60602.  
 Exempt from real estate transfer tax under 35 ILCS 200/31-45(1).  
 RETURN TO: Pierce & Associates, 1 N. Dearborn, Chicago, IL 60602

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## LEGAL DESCRIPTION

PARCEL 1:  
UNIT 1901-3 IN 1901 WEST CHICAGO AVENUE CONDOMINIUMS AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE:

LOT 1 IN H.M. THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL  
TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE NORTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 0528710197, TOGETHER WITH  
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT.

PARCEL 2:  
EASEMENT FOR PARKING SPACE \_\_\_\_\_, AS CREATED BY GRANT OF  
EASEMENT RECORDED AS DOCUMENT 0411432027.

PIN: 17-07-200-023-0000 (UNDERLYING)

COMMONLY KNOWN AS: 1901 W CHICAGO AVE. UNIT 3, CHICAGO, IL

THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE ITS  
SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT  
TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS  
FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF  
CONDOMINIUM AFORESAID.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS,  
CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID  
DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID  
DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.



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## JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of Cook County, Illinois, on June 10, 2008, in Case No. 08 CH 5205, entitled AURORA LOAN SERVICES, LLC vs. PAMELA NERONDE, et al, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on September 12, 2008, does hereby grant, transfer, and convey to FANNIE MAE, by assignment the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever:



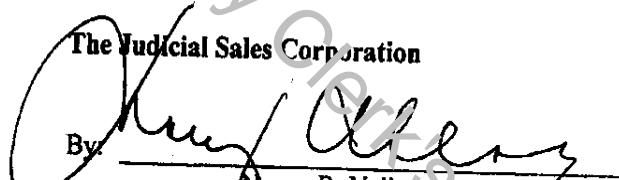
Doc#: 0829830028 Fee: \$40.00  
 Eugene "Gene" Moore TASP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 10/24/2008 08:59 AM Pg: 1 of 3

PARCEL 1: UNIT 4 IN 1901 WEST CHICAGO AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN H.M. THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528710197 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT. PARCEL 2: EASEMENT FOR PARKING SPACE P-14 AS CREATED BY GRANT OF EASEMENT RECORDED AS DOCUMENT 0411432027.

Commonly known as 1901 WEST CHICAGO AVENUE UNIT 4, CHICAGO, IL 60622

Property Index No. 17-07-200-054-1004

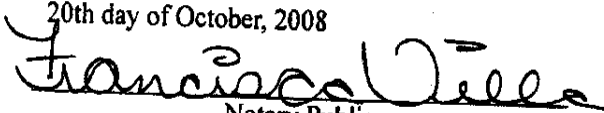
Grantor has caused its name to be signed to those present by its Chief Executive Officer on this 20th day of October, 2008.

The Judicial Sales Corporation  
 By:   
 Nancy R. Vallone  
 Chief Executive Officer

State of IL, County of COOK ss, I, Francisca Villa, a Notary Public, in and for the County and State aforesaid, do hereby certify that Nancy R. Vallone, personally known to me to be the Chief Executive Officer of The Judicial Sales Corporation, appeared before me this day in person and acknowledged that as such Chief Executive Officer he/she signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on this

20th day of October, 2008

  
 Francisca Villa  
 Notary Public



This Deed was prepared by August R. Butera, The Judicial Sales Corporation, One South Wacker Drive, 24th Floor,