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Doc#: 0916022044 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/09/2009 11:10 AM Pg: 1 of 4

State of Illinois)
County of Cook)

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS' LIEN

The undersigned claimant, Carpet Service International, Inc. ("Claimant") of 30 W. Fay Avenue, Addison, County of DuPage, State of Illinois, 60101 hereby files a notice and claim for mechanics' lien against Karpedium, Inc. ("Construction Manager"), c/o Stephen A. Gorman, 325 N. LaSalle Street, Suite 450, Chicago, IL 60610; against Sunrise Construction Group, Inc. ("Contractor"), c/o Amjed Mahmood of 6355 N. Claremont Street, Suite 201, Chicago IL 60659; against Morgan Terrace II, LLC, c/o Amjed Mahmood of 6355 N. Claremont Street, Suite 201, Chicago, IL 60659, ("Morgan Terrace II, LLC"); against Mutual Morgan Terrace, LLC, ("Mutual Morgan Terrace, LLC" or "Morgan Terrace") c/o James A. Regas, reg. agent, 111 W. Washington St., Ste 1525, Chicago, IL 60602; against Mutual Bank, 16540 S. Halsted Street, Harvey, IL 60426 ("Mutual Bank"), against Pure 67 LLC, c/o James A. Regas, reg. agent, 111 W. Washington Street, Ste. 1525, Chicago, IL 60602 ("Pure 67"); against Mutual Bank, 16540 S. Halsted Street, Harvey, IL 60426, ("Mortgagee"); against Katie R. Strong ("Katie Strong"), 24 S. Morgan Street, Unit 1007, P-14, Chicago, IL 60607; against Michael R. Walker; ("Michael Walker"), 24 S. Morgan Street, Unit 1107, P-32, Chicago, IL 60607; against Sarah A. Castro ("Sarah Castro"), 24 S. Morgan Street, Unit 807, P-8, Chicago, IL 60607; against Brandon Lage ("Brandon Lage"), 24 S. Morgan Street, Unit 1005, P-7, Chicago, IL 60607; against Mortgage Electronic Registration Systems ("MERS" "Mortgage holder as to Katie R. Strong, Sarah A. Castro, and Brandon Lage"), C T Corporation System, 208 S. LaSalle Street, Suite 814, Chicago, IL 60604; against A & N Mortgage ("Mortgagee as to Michael R. Walker") c/o Eric A. Freeland, 1900 Spring Rd, #501, Oak Brook, IL 60523 and 1945 N. Elston, Chicago, IL 60622; and against Harris Bank Glencoe Northbrook, 500 Skokie Blvd, Northbrook, IL 60062, of the following described real property ("Property"):

SEE ATTACHED LEGAL DESCRIPTION

1. On information and belief, that on or about September 8, 2005, Morgan Terrace II, LLC owned the above described Property.
2. On information and belief, that on or about September 8, 2005, Morgan Terrace II, LLC conveyed the Property to Mutual Morgan Terrace, LLC.
3. On information and belief, that on or about September 23, 2008, Mutual Morgan Terrace, LLC conveyed the Property to Mutual Bank.

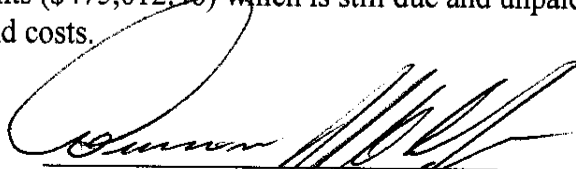
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4. On information and belief, that on or about October 22, 2008, Mutual Bank conveyed the Property to Pure 67, LLC.
5. On information and belief, Mortgagee Mutual Bank holds a mortgage executed by Owner Morgan Terrace II, LLC and secured by the Property.
6. On information and belief, that on or about November 21, 2008, Katie Strong purchased unit 1007 and parking space 14 from Owner Pure 67. Claim as to Katie Strong is limited to amount due Claimant multiplied by percentage of ownership interest in Condominium Association.
7. On information and belief, that on or about December 11, 2008, Michael Walker purchased unit 1107 and parking space 32 from Owner Pure 67. Claim as to Michael Walker is limited to amount due Claimant multiplied by percentage of ownership interest in Condominium Association.
8. On information and belief, that on or about December 18, 2008, Sarah Castro purchased unit 807 and parking space 8 from Owner Pure 67. Claim as to Sarah Castro is limited to amount due Claimant multiplied by percentage of ownership interest in Condominium Association.
9. On information and belief, that on or about December 12, 2008, Brandon Lage purchased unit 1005 and parking space 7 from Owner Pure 67. Claim as to Brandon Lage is limited to amount due Claimant multiplied by percentage of ownership interest in Condominium Association.
10. On information and belief, Mortgage Electronic Registration Systems, Inc, as nominee holds a mortgage executed by Katie Strong, Sarah Castro, and Brandon Lage and secured by their respective units and parking spaces.
11. On information and belief, A & N Mortgage holds a mortgage executed by Michael Walker and secured by his respective unit and parking space.
12. On information and belief, that while Mutual Morgan Terrace, LLC owned the above Property, on a date unknown to Claimant, Mutual Morgan Terrace, LLC or Morgan Terrace II, LLC contracted with Contractor and/or Construction Manager for Contractor and/or Construction Manager to improve said Property. Sunrise Construction Group, Inc. was the Contractor and Karpedium, Inc. was the Construction Manager.
13. That on or about September 25, 2007, Contractor entered into a contract with the Claimant for Claimant to perform tile work, carpet, wood flooring and granite counter-top work on the Property. Karpeium, Inc. subsequently entered into contract with Claimant for Claimant to perform additional work on the Property.
14. Claimant performed its part of the contract and completed the tile work, wood flooring, and granite counter-top work at the Property.
15. Mutual Bank and Pure 67 knowingly permitted Claimant to continue to perform its part of the contract and to continue to make improvements to the Property.
16. Last day Claimant worked on the Property was March 13, 2009.
17. There is now justly due and owing to Claimant, after allowing to Morgan Terrace II, LLC, Mutual Morgan Terrace, LLC, Mutual Bank, Pure 67, Contractor, and Construction Manager all credits, deductions, and set-offs, Four Hundred Seventy Five Thousand Twelve dollars and forty sixty cents (\$475,012.46), which is still due and unpaid, plus interest.

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18. The Claimant now claims a lien on the above described Property and all improvements on it, against Morgan Terrace II, LLC, Morgan Terrace, LLC, Mutual Bank, Pure 67, Contractor, Construction Manager, Mortgagee and all persons interested, and also claims a lien on any amounts due from the Morgan Terrace II, LLC, Morgan Terrace, LLC, Mutual Bank, and Pure 67 to the original Contractor or Construction Manager for Four Hundred Seventy Five Thousand Twelve dollars and forty six cents (\$475,012.46) which is still due and unpaid, plus interest, and attorney fees and costs.

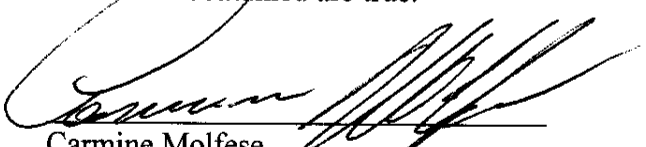
Dated: July 2, 2009


Carpet Service International, Inc.
By: Carmine Molfese, President

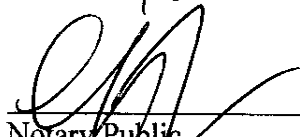
VERIFICATION

State of Illinois
County of Cook

The affiant, Carmine Molfese, being first duly sworn, on oath deposes and says that he president of Carpet Service International, Inc. the Claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements contained are true.


Carmine Molfese

Subscribed and sworn to before
me this 07/2, 2009.


Notary Public



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Legal Description

UNITS 403, 404, 405, 406, 407, 408, 409, 502, 503, 504, 505, 506, 507, 508, 509, 602, 603, 604, 605, 606, 607, 608, 609, 702, 703, 704, 705, 706, 707, 708, 709, 802, 803, 804, 805, 806, 807, 808, 809, 902, 903, 904, 905, 906, 907, 908, 909, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, PARKING SPACES P-1 THROUGH P-80, IN THE PURE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF C.N. HOLDEN'S SUBDIVISION OF PART OF BLOCK 5 IN DUNCAN'S ADDITION AFORESAID WITH A PART OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0832631077 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-17-204-009-0000

COMMON ADDRESS: 16-24 S. MORGAN, CHICAGO, IL 60607

Office of Cook County Clerk's Office