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Cook County Recorder of Deeds
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SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

DOCUMENT PREPARED BY:

J. Matthew Pfeiffer, Esq.
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440 West Randolph Street, Suite 500
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(312) 651-2400
Cook Co. Atty. No. 18573

AFTER RECORDING, RETURN TO:

J. Matthew Pfeiffer, Esq.
FUCHS & ROSELLI, LTD.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606
(312) 651-2400
Cook Co. Atty. No. 18573

PLEASE RECORD COVER SHEET

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

**SUBCONTRACTOR'S CLAIM
FOR MECHANICS LIEN**

TO: See attached Service List

The lien claimant, Terrance Electric & Technology, Inc., an Illinois corporation registered to do business in Illinois and also doing business as Terrance Electric Company ("CLAIMANT"), with offices at 1003 Fairway Drive, Bensenville, Illinois 60106, hereby files this *Subcontractor's Claim for Mechanics Lien* against Library Tower, L.L.C., with offices identified in the attached Service List ("OWNER"); Lennar Chicago, Inc., with offices identified in the attached Service List ("CONTRACTOR"); Bank of America N.A.; LaSalle Bank N.A.; Oxford Bank and Trust; Mortgage Electronic Registration System a/k/a MERS; Third Federal Savings & Loan Association of Cleveland; JPMorgan Chase Bank N.A.; Motorola Employees Credit Union; Wells Fargo Bank N.A.; Liberty Bank for Savings; All American Bank; National City Mortgage; Fifth Third Mortgage Company; 500 South State Street, L.L.C.; State & Harrison, L.L.C.; Lennar Communities of Chicago, L.L.C.; Highland Park CVS, L.L.C.; CVS Pharmacy, Inc.; Library Tower Condominium Association; and all other persons or entities having or claiming an interest in the below described real estate; and, in support of such lien, states as follows:

1. Since prior to June 2, 2006, and at all times relevant hereto, OWNER held fee simple title to, or had an interest in, the following described real property situated in the County of Cook, State of Illinois, to wit:

Legal Description: See attached Exhibit A

P.I.N.'s: 17-16-247-038-0000; 17-16-247-039-0000; 17-16-247-040-0000;
17-16-247-041-0000; 17-16-247-042-0000; 17-16-247-043-0000;
17-16-247-051-0000; 17-16-247-065-0000; 17-16-247-038-0000;
17-16-243-039-0000; 17-16-243-040-0000; 17-16-243-041-8001;
17-16-243-041-8002; 17-16-243-042-0000

Common Address: Library Tower Condominiums
500-520 South State Street
Chicago, Illinois 60605

such real property referred to hereinafter as the "SUBJECT PROPERTY."

2. On or about June 2, 2006, and at all other times relevant hereto, CONTRACTOR was OWNER's general contractor or had authority to enter into contracts on OWNER's behalf for the improvement of the SUBJECT PROPERTY.

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3. On or about June 2, 2006, CONTRACTOR entered into a contract with CLAIMANT, whereby CLAIMANT was to provide labor, materials, and services consisting of or related to the installation of electrical and fire alarm systems for the improvement of the SUBJECT PROPERTY for the benefit of OWNER in the original contract amount of Three Million Eight Hundred Eighty Three Thousand Dollars and Zero Cents (\$3,880,000.00); and, pursuant to which, CLAIMANT has arranged for and has provided the required labor, materials, and services as well as extra labor, materials, and services for the improvement of the SUBJECT PROPERTY.

4. CONTRACTOR and OWNER authorized CLAIMANT to perform or provide the aforesaid labor, materials, and services as well as the extra labor, materials, and services for the improvement of the SUBJECT PROPERTY for the benefit of OWNER.

5. On or about May 8, 2008, a Declaration of Condominium Ownership for Library Tower Condominium and Provisions Relating to Certain Non-Condominium Property (the "DECLARATION") was recorded in the office of the Cook County Recorder of Deeds as Document Number 0812949046, which created separate units in the SUBJECT PROPERTY and allocated ownership of the common and limited common elements in each unit's undivided percentage ownership.

6. Subsequent to recording of the DECLARATION, amendments thereto were recorded, the most recent of which is the Recharacterization Amendment No. 10 to Declaration of Condominium Ownership for Library Tower Condominium and Provisions Relating to Certain Non-Condominium Property [Final Recharacterization Amendment] ("AMENDMENT NO. 10"), recorded in the office of the Cook County Recorder of Deeds as Document Number 0900818049, which created further separate units and further allocated ownership of the common and limited common elements in each unit's undivided percentage ownership. See Ninth Amended Restated Exhibit D to AMENDMENT NO. 10 to the DECLARATION, attached hereto and incorporated herein by reference as Exhibit B.

7. The aforesaid contract between CONTRACTOR and CLAIMANT was entered into by CONTRACTOR and the labor, materials, and services were furnished by CLAIMANT with the full knowledge and consent of OWNER. Alternatively, OWNER authorized or knowingly permitted CONTRACTOR to enter into such contract to improve the SUBJECT PROPERTY. Alternatively, OWNER knowingly permitted CLAIMANT to provide labor, materials, and services to improve the SUBJECT PROPERTY.

8. As to the labor, materials, and services furnished by CLAIMANT, CLAIMANT'S last date of work upon the SUBJECT PROPERTY was March 23, 2009.

9. After allowing all credits due OWNER, there remains due, unpaid, and owing to CLAIMANT for its labor, materials, and services provided for the improvement of the SUBJECT PROPERTY, including any extras, the sum of Ninety Three Dollars and Zero Cents (\$93.00), with such labor, material, and services having been accepted by OWNER and CONTRACTOR, having been permanently incorporated into the SUBJECT PROPERTY, and having enhanced the value of the SUBJECT PROPERTY by not less than this amount; and for which, together with attorneys' fees and interest at the statutory rate provided under the Illinois Mechanics Lien Act, 770 ILCS 60/1 et seq.,

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CLAIMANT claims a lien upon the SUBJECT PROPERTY and improvements thereon and on the monies or other consideration due or to become due under the contract between CLAIMANT and CONTRACTOR for the benefit of OWNER.

**TERRANCE ELECTRIC & TECHNOLOGY, INC.
a/k/a TERRANCE ELECTRIC COMPANY**

By: 

Print Name: Terry McComick

Title: Manager

Property of Cook County Clerk's Office

DOCUMENT PREPARED BY:

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FUCHS & ROSELLI, LTD.
440 West Randolph Street, Suite 500
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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

SUBCONTRACTOR'S AFFIDAVIT AND VERIFICATION

The undersigned affiant, being first duly sworn on oath, deposes and says that he/she is an agent or representative of Terrance Electric & Technology, Inc., authorized to sign this *Subcontractor's Affidavit and Verification* in his/her capacity as identified below, that he/she has read the foregoing *Subcontractor's Claim for Mechanics Lien*, and knows the contents thereof, and that all statements contained therein are true and accurate.

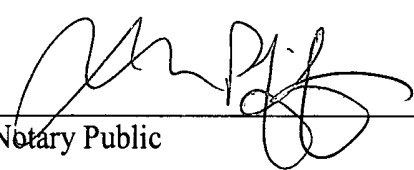
TERRANCE ELECTRIC & TECHNOLOGY, INC.
a/k/a TERRANCE ELECTRIC COMPANY

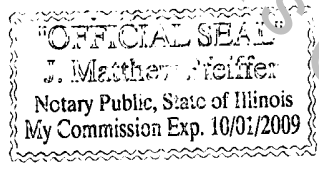
By: 

Print Name: William Dougherty

Title: Manager

SUBSCRIBED and SWORN to
before me this 22nd day
of July, 2009.


Notary Public



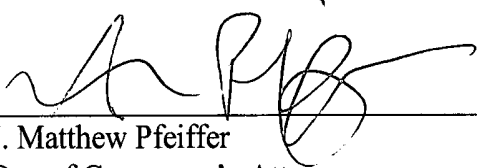
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CERTIFICATE OF SERVICE

The undersigned attorney certifies on oath that on July 23, 2009, prior to 5:00 P.M. Central Standard Time, he caused a copy of the foregoing *Subcontractor's Claim for Mechanics Lien* to be served upon all persons and entities identified in the attached Service List by depositing a true and accurate copy of the same with the United States Postal Service at 440 West Randolph Street, Chicago, Illinois, via certified mail, with return receipt requested, delivery restricted to each addressee, and proper postage prepaid.



J. Matthew Pfeiffer
One of CLAIMANT'S Attorneys

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EXHIBIT A

LEGAL DESCRIPTION:

DWELLING UNIT 1002 IN LIBRARY TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LIBRARY TOWER CONDOMINIUM, RECORDED MAY 8, 2008 IN COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 0812949046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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SERVICE LIST

General Contractor:

Lennar Communities of Chicago, L.L.C.
 Attn: Susan M. Scalzo
 2300 N. Barrington Rd., Suite 700
 Hoffman Estates, IL 60195

Lennar Communities of Chicago, L.L.C.
 c/o CT Corporation System, Registered Agent
 208 S. LaSalle Street, Suite 814
 Chicago, IL 60604

Lennar Chicago, Inc.
 c/o CT Corporation System, Registered Agent
 208 S. LaSalle Street, Suite 814
 Chicago, IL 60604

Lennar Chicago, Inc.
 Attn: Susan M. Scalzo
 2300 N. Barrington Rd., Suite 700
 Hoffman Estates, IL 60195

Leaseholders:

Highland Park CVS, L.L.C.
 c/o CT Corporation System, Registered Agent
 208 S. LaSalle Street, Suite 814
 Chicago, IL 60604

CVS Pharmacy, Inc.
 c/o CT Corporation System, Registered Agent
 208 S. LaSalle Street, Suite 814
 Chicago, IL 60604

Owner/Developer:

Library Tower, L.L.C.
 Ann: Mr. Darrell Williams
 850 W. Jackson Blvd.
 Suite 625
 Chicago, IL 60607

Library Tower, L.L.C.
 c/o Lennar Chicago, Inc., Manager
 2300 Barrington Road
 Suite 700
 Hoffman Estates, Illinois 60169

Library Tower, L.L.C.
 c/o First American Urban
 Group, L.L.C., Manager
 Attn: Mr. Wayne Moretti
 3436 N. Kennicott Avenue
 Arlington Heights, Illinois 60004

Library Tower, L.L.C.
 c/o CT Corporation System, Registered Agent
 208 S. LaSalle Street, Suite 814
 Chicago, IL 60604

Condominium Association:

Library Tower Condominium Association
 c/o Brian Meltzer, Registered Agent
 1515 E. Woodfield Rd., 2nd Floor
 Schaumburg, IL 60173

UNOFFICIAL COPY**Lenders:**

Bank of America N.A.
 Attn: Legal Department
 Mailcode – IL 1-231-11-47
 231 S. LaSalle St.
 Chicago, IL 60604

Mortgage Electronic Registration
 System (“MERS”)
 3300 S.W. 34th Avenue
 Suite 101
 Ocala, FL 34474

LaSalle Bank N.A.
 Attn: Legal Department
 135 S. LaSalle St.
 Chicago, IL 60603

Motorola Employees Credit Union
 Attn: Legal Department
 1205 E. Algonquin Rd.
 Schaumburg, IL 60196

Oxford Bank and Trust
 Attn: Legal Department
 1111 West 22nd St., Suite 800
 Oak Brook, IL 60523

Wells Fargo Bank, N.A.
 Attn: Legal Department
 175 N. 27th Street
 Billings, MT 59101

Third Federal Savings & Loan
 Association of Cleveland
 Attn: Legal Department
 7007 Broadway Ave.
 Cleveland, OH 44105

Liberty Bank for Savings
 Attn: Legal Department
 2392 N. Milwaukee Avenue
 Chicago, IL 60647

Fifth Third Mortgage Company
 Attn: Legal Department
 5050 Kingsley Drive, MD 1MOB 2X
 Cincinnati, OH 45263

All American Bank
 Attn: Legal Department
 9380 W. Ballard Rd.
 Des Plaines, IL 60016

JPMorgan Chase Bank N.A.
 Attn: Legal Department
 1111 Polaris Parkway
 Columbus, OH 43240

National City Mortgage
 Attn: Legal Department
 3232 Newmark Drive
 Miamisburg, OH 45342

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