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SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



Doc#: 1018747083 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2010 10:41 AM Pg: 1 of 6

STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY

VCNA PRAIRIE, INC., Successor to PRAIRIE MATERIAL SALES, INC.

CLAIMANT

-VS-

2257 W BELMONT LLC
THE ENCORE CONDOMINIUM ASSOCIATION
BELMONT BANK & TRUST COMPANY
ULTIMATE HOMES, LLC
G & L CONTRACTORS, INC.
UNKNOWN OWNERS
NON-RECORD CLAIMANTS

DEFENDANT

The claimant, VCNA PRAIRIE, INC., Successor to Prairie Material Sales, Inc., a Delaware Corporation ("Claimant"), hereinafter collectively referred to as ("VCNA"), with an address of 7601 W. 79th St., Bridgeview, Illinois 60455, hereby files its Subcontractor's Notice and Claim for Mechanics 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 2257 W. Belmont LLC, c/o Christian Bremmer, 2847 N. Pulaski Avenue, #CS, Chicago, Illinois 60641, and The Encore Condominium Association, c/o Christian Bremmer, 2847 N. Pulaski Rd., CS, Chicago, Illinois 60641, {hereinafter collectively referred to as "Owner(s)"}, and Belmont Bank & Trust Company ("Lender") 8250 W. Belmont Avenue, Chicago, Illinois 60634, and Ultimate Homes, LLC ("General Contractor") c/o Krzysztof J. Doliwa, 235 East Avenue, Park Ridge, Illinois 60068, and G & L Contractors, Inc. ("Subcontractor") Attention: Guy Battista, 7401 N. St. Louis Avenue, Skokie, Illinois 60076, Unknown Owners, Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On or about September 11, 2009, Owner(s) owned title to the real estate (including all land and improvements thereon) (the "Premises") in Cook County, Illinois, commonly known as: 2257 W. Belmont, Chicago, Illinois 60618, and legally described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION (Attached)
PERMANENT REAL ESTATE INDEX NO.(s): 14-30-102-001

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2. That to the best of Claimants knowledge and belief Ultimate Homes, LLC ("Ultimate") was Owner(s) General Contractor for the improvements at the premises.

3. That to the best of Claimants knowledge and belief, "Ultimate" entered into a contract with G & L Contractors, Inc. ("G & L") for certain improvements at the premises.

4. That "G & L" did in turn enter into an oral Contract with VCNA Prairie, Inc., ("VCNA") whereby Claimant agreed to furnish "G & L" with ready-mix concrete in exchange for payment in the Original Contract amount of Eighteen Thousand, Seven-Hundred and Twenty-Four Dollars & 67/100, (\$18,724.67).

5. That the Contracts were entered into between "Ultimate", "G & L" and Claimant with the express knowledge and consent of the Owner(s). Alternatively, the Owner(s) specifically authorized the Contracts between "Ultimate", "G & L" and Claimant. Alternatively, the Owner(s) specifically authorized the Contracts between "Ultimate", "G & L" and Claimant.

6. At the special instance and request of "G & L" with the full knowledge and express consent or acquiescence of Owner(s), Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$.00. Claimant completed providing the additional materials and labor at various times.

7. That on March 23, 2010 Claimant completed and delivered substantially all work and materials required to be performed under the Contract.

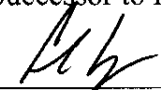
8. That "G & L" is entitled to credits for payments in the amount of \$16,101.54.

9. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "G & L" the balance of Two Thousand, Six-Hundred and Twenty Three Dollars & 13/100, (\$2,623.13), for which with interest at the statutory rate of 10% per annum, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner(s) to G & L Contractors, Inc.

Dated: June 18th, 2010

VCNA PRAIRIE, INC.
Successor to Prairie Material Sales, Inc.

By: _____



Carlos Campos, Credit Manager

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VERIFICATION

State of Illinois }
 } SS.
 County of Cook }

I, Carlos Campos, being first duly sworn on oath, depose and state that I am Credit Manager for Claimant, VCNA Prairie, Inc., Successor to Prairie Material Sales, Inc., a Delaware corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.



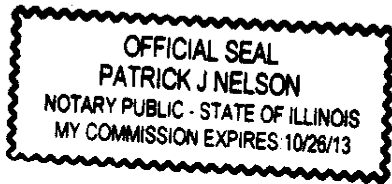
 Carlos Campos, Credit Manager

Subscribed and Sworn to
 before me this 13th day
 of June, 2010



 Notary Public

Notary Seal



My Commission Expires: 10/26/13

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

Mr. Carlos Campos
 VCNA Prairie, Inc.
 7601 W. 79th St.
 Bridgeview, Illinois 60455

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EXHIBIT "A"

SEE PLAT OF SURVEY OF UNITS (ATTACHED HERETO)

ORIGINAL LEGAL DESCRIPTION OF UNDERLYING PROPERTY:

LOTS 23 AND 24 IN BLOCK 1 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Number(s): 14-30-102-001-0000

C/K/A 2257 W. BELMONT AVE., CHICAGO, ILLINOIS 60618

NEW LEGAL DESCRIPTION FOR EACH OF THE INDIVIDUAL UNITS:

PARCEL 1

UNIT NUMBERS 1E, 2E, 3E, 4E, 1W, 2W, 3W AND 4W IN THE ENCORE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23 AND 24 IN BLOCK 1 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED _____, 2010 AS DOCUMENT NUMBER _____ AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF P-1E, P-2E, P-3E, P-4E, P-1W, P-2W, P-3W AND P-4W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER _____.

PARCEL 3

THE EXCLUSIVE RIGHT TO THE USE OF D-1W; AND R-4E AND R-4W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER _____.

PIN Number(s): To be assigned

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APPORTIONMENT OF LIEN

Unit No.	%Percentage Ownership in Common Elements	Amount Apportioned
UNIT 1E	14.71%	\$385.86
UNIT 1W	15.59%	\$408.95
UNIT 2E	11.18%	\$293.27
UNIT 2W	11.47%	\$300.87
UNIT 3E	11.47%	\$300.87
UNIT 3W	11.76%	\$308.48
UNIT 4E	11.76%	\$308.48
UNIT 4W	<u>12.06%</u>	<u>\$316.35</u>
Total	100%	\$2,623.13

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SERVICE LIST

2257 W. Belmont LLC
c/o Christian Bremmer
2847 N. Pulaski Avenue #CS
Chicago, Illinois 60641
CERTIFIED MAIL, RETURN RECEIPT, R/D

The Encore Condominium Association
c/o Christian Bremmer
2847 N. Pulaski Rd., # CS
Chicago, Illinois 60641
CERTIFIED MAIL, RETURN RECEIPT, R/D

Belmont Bank & Trust
Any Agent
8250 W. Belmont Avenue
Chicago, Illinois 60634
CERTIFIED MAIL, RETURN RECEIPT, R/D

Ultimate Homes, LLC
c/o Krzysztof J. Doliwa
235 East Avenue
Park Ridge, Illinois 60068
CERTIFIED MAIL, RETURN RECEIPT, R/D

G & L Contractors, Inc.
Attention: Guy Battista
7401 N. St. Louis Avenue
Skokie, Illinois 60076
CERTIFIED MAIL, RETURN RECEIPT, R/D