

# UNOFFICIAL COPY



Doc#: 1018848064 Fee: \$35.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/07/2010 01:48 PM Pg: 1 of 7

## MECHANIC'S LEIN CLAIM

STATE OF ILLINOIS        }  
  }  
COUNTY OF COOK        }

CONDON MICHEL CONSULTING  
ENGINEERS

### CLAIMANT

-VS-

See attached Schedule 'A' for Unit Owners  
Homewood Business Park Condominium Association  
See attached Schedule 'A' for Unit Lenders  
Steinmarch Development Corporation

DEFENDANT(S)

### ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The claimant, Condon Michel Consulting Engineers, P.C., an Illinois professional corporation (Claimant), with an address at 5415 Business Parkway, Ringwood, Illinois, McHenry County hereby files its original contractor's claim for mechanics lien against **Steinmarch Development Corporation** contractor and developer of 17926 S. Halsted, Suite 3NE, Homewood, Illinois 60430, and see attached Schedule 'A' for Unit Owners **Homewood Business Park Condominium Association** Tinley Park, IL 60477 {hereinafter collectively referred to as "owner(s)"} and see attached Schedule 'A' for Unit Lenders {hereinafter collectively referred to as "lender(s)"}.

Claimant states that on or about **May 17, 2006** the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address:       **Homewood Business Park, 17623-17859 Bretz Drive (see attached Schedule 'A' for unit numbers) Homewood, IL 60430:**

A/K/A:                 **SEE ATTACHED LEGAL EXHIBITS A & C**

A/K/A:                 **TAX # 29-33-100-017 & 29-33-100-024**

# UNOFFICIAL COPY

And Steinmarch Development Corp was the owner's contractor for the improvements thereof. That on or about May 17, 2006, said contractor made a contract to provide engineering, surveying and construction staking and inspection services for and in said improvement, and that on or about **April 17, 2010** 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 "D" in accordance to the percentage ownership interest as it relates to each unit.

The following amounts are due on said contract:

Contract	\$76,973.70
Extras/Change Orders	\$
Credits	\$
Payments	\$57,771.04

Total Balance Due .....\$19,202.66

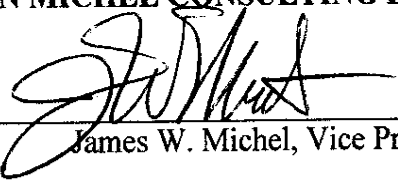
Leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Nineteen Thousand, Two Hundred Two Dollars and Sixty-Six Cents (\$19,202.66)** for which, with interest, the claimant claims a lien on said land, beneficial interests, in any, and improvements, and on the money, contract or other consideration due or to become due against said subcontractor, contractor, and/or current owner(s).

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 July 7, 2010.

**CONDON MICHEL CONSULTING ENGINEERS, P.C.**

BY: \_\_\_\_\_

  
James W. Michel, Vice President

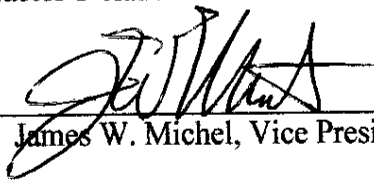
Prepared by:  
Condon Michel Consulting Engineers, P.C.  
5415 Business Parkway  
Ringwood, IL 60072  
James W. Michel

# UNOFFICIAL COPY

## VERIFICATION

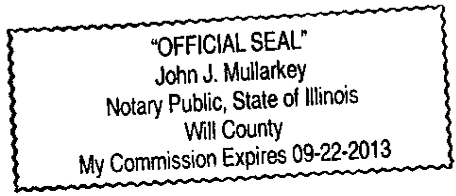
STATE OF ILLINOIS    )  
                                   ) ss:  
 COUNTY OF COOK        )

James W. Michel, being first duly sworn on oath, states that he is Vice President of Claimant, Condon Michel Consulting Engineers, P.C., an Illinois corporation, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.

  
 \_\_\_\_\_  
 James W. Michel, Vice President

Subscribed and sworn to before me  
 this 7<sup>th</sup> day of July, 2010.

  
 \_\_\_\_\_  
 Notary Public



My commission expires 9/22, 2013.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### Parcel 1

All that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 36 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, aforesaid point being the point of beginning; thence South on the East line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid, a distance of 495.47 feet to a point; thence West on a line to a point on the East line of the West 870.0 feet to the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid, said point being 495.21 feet South of the North line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid; thence North on a line 870.0 feet East of and parallel with the West line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid, a distance of 495.21 feet to a point on the North line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid; thence East on the North line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid; to the point of beginning, (except that part dedicated for Kroner Drive by document 25688007), all in Cook County, Illinois.

### Parcel 2

All that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 36 North, Range 14, East of the Third Principal Meridian, lying East of the West 870.0 feet thereof and lying North of the North line of Cablevision Subdivision as recorded December 2, 1980 by document number 25688108 (except that part described as follows: commencing at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, aforesaid point being the point of beginning; thence South on the East line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid, a distance of 495.47 feet to a point, thence West on a line to a point on the East line of the West 870.0 feet of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid, said point being 495.21 feet South of the North line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid; thence North on a line 870.0 feet East of and parallel with the West line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid, a distance of 495.21 feet to a point on the North line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid; thence East on the North line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  aforesaid, to the point of beginning) and also (except that part dedicated for Kroner Dr. by document 25688007) all in Cook County Illinois.

### Parcel 3

Parcels 1 & 2 in the Plat of Consolidation of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 36 North, Range 14, East of the Third Principal Meridian in the County of Cook, State of Illinois.

# UNOFFICIAL COPY

EXHIBIT C  
TO  
DECLARATION OF INDUSTRIAL CONDOMINIUM OWNERSHIP AND BYLAWS,  
EASEMENTS, RESTRICTIONS, AND COVENANTS OF HOMEWOOD BUSINESS  
PARK CONDOMINIUMS

## LEGAL DESCRIPTION OF UNITS

Units A-1, A-2, A-3, A-4, A-5, B-1, B-2, B-3, B-4, C-1, C-2, C-3, C-4, C-5 and all streets and curbs appended to said units in Homewood Business Park Condominiums, in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, as delineated on the survey attached as Exhibit "E" to the declaration recorded August 20, 2009 as document 0923210013 together with an undivided percentage interest in the common element appurtenant thereto, as set forth and defined in the declaration aforesaid, in Cook County, Illinois.

More fully described as follows: (See attached Exhibit A.)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT D  
TO  
DECLARATION OF INDUSTRIAL CONDOMINIUM OWNERSHIP AND BYLAWS,  
EASEMENTS, RESTRICTIONS, AND COVENANTS OF HOMEWOOD BUSINESS  
PARK CONDOMINIUMS

PERCENTAGE INTEREST IN COMMON ELEMENTS OF UNITS

<u>UNIT NUMBER</u>	<u>PERCENTAGE INTEREST</u>
A-1	8.33%
A-2	6.67%
A-3	5.00%
A-4	6.67%
A-5	8.33%
B-1	8.33%
B-2	6.67%
B-3	6.67%
B-4	8.33%
C-1	8.33%
C-2	6.67%
C-3	5.00%
C-4	6.67%
C-5	8.33%
	100%

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****SCHEDULE 'A'****Condon Michel Consulting Engineers, P.C. vs Steinmarch Development Corporation****Homewood Business Park Condominiums – Buildings A, B & C**

<b>Unit #</b>	<b>Owner</b>	<b>Mortgage</b>
A-1	Homewood Bretz Drive, LLC	
A-2	Homewood Bretz Drive, LLC	
A-3	Homewood Bretz Drive, LLC	
A-4	Homewood Bretz Drive, LLC	
A-5	Homewood Bretz Drive, LLC	
B-1	Homewood Business Park, LLC	First Midwest Bank
B-2	Homewood Business Park, LLC	First Midwest Bank
B-3	Homewood Business Park, LLC	First Midwest Bank
B-4	Homewood Business Park, LLC	First Midwest Bank
C-1	Homewood Business Park, LLC	First Midwest Bank
C-2	Homewood Business Park, LLC	First Midwest Bank
C-3	Homewood Business Park, LLC	First Midwest Bank
C-4	Homewood Business Park, LLC	First Midwest Bank
C-5	Homewood Business Park, LLC	First Midwest Bank

Property of Cook County Clerk's Office