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Doc#: 1022908197 fee: \$45.00
Date: 08/17/2010 11:05 AM Pg: 1 of 9
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

TRIANGLE DECORATING COMPANY, LLC

CLAIMANT

-VS-

River Plains Associates LLC
Everleigh Condominium Association, LTD.
SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT OWNERS
PNC Bank, NA, successor to National City Bank
Green Tree Servicing LLC
SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT LENDERS
EPSTEIN CONSTRUCTION INC. d/b/a EPSTEIN

DEFENDANT(S)

The claimant, **TRIANGLE DECORATING COMPANY, LLC** of Schaumburg, IL 60173-4551, County of Cook, hereby files a claim for lien against **EPSTEIN CONSTRUCTION INC., D/B/A EPSTEIN** contractor of 600 W. Fulton Street, Chicago, State of IL and **River Plains Associates LLC (Original Owner)** Chicago, IL 60654 **Everleigh Condominium Association, LTD.** Chicago, IL 60661 **SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT OWNERS** {hereinafter collectively referred to as "owner(s)"} and **PNC Bank, NA, successor to National City Bank** Cleveland, OH 44114 **Green Tree Servicing LLC** Chicago, IL 60604 **SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT LENDERS** {hereinafter collectively referred to as "lender(s)"} and states:

That on or about 02/04/2009, the original owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Everleigh Condominium 1646 River Road Des Plaines, IL 60016:**

A/K/A: **All Units as shown on Exhibit "B" and their undivided percentage interest in the common elements in Everleigh Condominium as delineated in Condominium Declaration Document #0925318024 recorded 9/10/2009 and more fully described as follows: SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "C"**

A/K/A: **TAX # 09-16-302-023; 09-16-302-024**

and **EPSTEIN CONSTRUCTION INC. D/B/A EPSTEIN** was the original owner's contractor for the improvement thereof. That on or about 02/04/2009, said contractor made a contract with the claimant to

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provide labor and material for painting work for and in said improvement, and that on or about 05/27/2010 the claimant completed thereunder all that was required to be done by said contract.

The following amounts are due on said contract:

Contract	\$440,153.00
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$310,450.00

Total Balance Due \$129,703.00 *

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **One Hundred Twenty-Nine Thousand Seven Hundred Three and no Tenths (\$129,703.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the original owner and/or current owner(s) under said contract.

* SEE ATTACHED EXHIBIT "A" FOR ALLOCATION OF DOLLAR AMOUNT PER LEVEL

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 15, 2010.

TRIANGLE DECORATING COMPANY, LLC

BY: *Scott Hall*
Scott Hall President

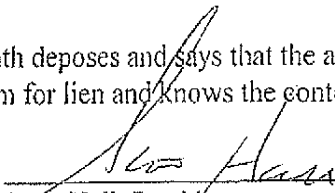
Prepared By:
TRIANGLE DECORATING COMPANY, LLC
710 Remington Road
Schaumburg, IL 60173-4551
Scott Hall

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VERIFICATION

State of Illinois
County of Cook

The affiant, Scott Hall, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.



Scott Hall President

Subscribed and sworn to
before me this July 15, 2010:

Notary Public's Signature



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CAC File #100631511

Schedule "A"

Triangle Decorating Company, LLC vs. Epstein Construction Inc. d/b/a Epstein Everleigh Condominium

Sold Units	Owner	Mortgage
513	Ranganatha Prasad; Shelia Prasad	MERS*, as nominee for Metlife Home Loans, a division of Metlife Bank, NA
519	Michael Maselbas	MERS*, as nominee for Metlife Home Loans
807	Kenneth R. Audino, as Trustee of the Kenneth R. Audino Trust dated 6/20/1997; Cynthia A. Audino, as Trustee of the Cynthia A. Audino Trust dated 6/20/1997	

*Mortgage Electronic Registration Systems, Inc.

Unsold Units	Owner	Mortgage
300, 301, 303, 304	River Plains Associates, LLC	PNC Bank, NA, successor to National City Bank
305, 306, 307, 308,		Green Tree Servicing LLC
309, 310, 311, 312,		
313, 314, 315, 316,		
317, 318, 319, 320,		
400, 401, 402, 403,		
404, 405, 406, 407,		
408, 409, 410, 411,		
412, 413, 414, 415,		
416, 417, 418, 419,		
420, 500, 501, 502,		
503, 504, 505, 506,		
507, 508, 509, 510,		
511, 512, 514,		
515, 516, 517, 518,		
520, 600, 601		

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Unsold Units Cont'd
 602, 603, 604, 605,
 606, 607, 608, 609,
 610, 611, 612, 613,
 614, 615, 616, 617,
 618, 619, 620, 700,
 701, 702, 703, 704,
 705, 706, 707, 708,
 709, 710, 711, 712,
 713, 714, 715, 716,
 717, 718, 719, 720,
 800, 801, 802, 803,
 804, 805, 806, 808,
 809, 810, 811, 812,
 813, 814, 815, 816,
 817, 818, 819, 820,
 900, 901, 902, 903,
 904, 905, 906, 907,
 908, 909, 910, 911,
 912, 913, 914, 915,
 916, 917

Owner - River Plains Associates, LLC

Mortgage - PNC Bank, NA, successor to National City Bank
Green Tree Servicing LLC

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Everleigh Condos
1646 River Road
Des Plaines IL

EXHIBIT "A" PG. 1

Location	Value	Subtotal	Unpaid draws 10 & 11	Unpaid Retention
MODEL UNIT	6,800.00			\$680.00
	Subtotal Model unit	\$6,800.00		
LEVEL 1 PRIME WALLS	400.00			\$40.00
LEVEL 1 FINISH WALLS	900.00			\$90.00
LEVEL 1 DOORS & TRIM	852.00			\$85.00
	Subtotal Level 1	\$2,152.00		
LEVEL 2 PRIME WALLS	800.00			\$80.00
LEVEL 2 FINISH WALLS	1,100.00			\$110.00
LEVEL 2 DOORS & TRIM	1,100.00			\$110.00
	Subtotal Level 2	\$3,000.00		
LEVEL 3 UNITS PRIME	12,800.00			\$1,280.00
LEVEL 3 UNITS FINISH	11,600.00		\$3,654.00	\$1,160.00
LEVEL 3 UNITS DOORS & TRIM	14,700.00			\$1,470.00
LEVEL 3 UNITS TOUCH UP	2,509.72		\$2,258.72	\$251.00
LEVEL 3 CORRIDOR PRIME	1,200.00			\$120.00
LEVEL 3 CORRIDOR FINISH	1,800.00		\$810.00	\$180.00
LEVEL 3 CORRIDOR DOORS & TRIM	900.00			\$90.00
LEVEL 3 CORRIDOR TOUCH UP	2,440.00		\$2,196.00	\$244.00
	Subtotal Level 3	\$47,949.72		
LEVEL 4 UNITS PRIME	12,800.00			\$1,280.00
LEVEL 4 UNITS FINISH	11,600.00		\$3,654.00	\$1,160.00
LEVEL 4 UNITS DOORS & TRIM	14,700.00			\$1,470.00
LEVEL 4 UNITS TOUCH UP	2,509.72		\$2,258.72	\$251.00
LEVEL 4 CORRIDOR PRIME	1,200.00			\$120.00
LEVEL 4 CORRIDOR FINISH	1,800.00		\$810.00	\$180.00
LEVEL 4 CORRIDOR DOORS & TRIM	900.00			\$90.00
LEVEL 4 CORRIDOR TOUCH UP	2,440.00		\$2,196.00	\$244.00
	Subtotal Level 4	\$47,949.72		
LEVEL 5 UNITS PRIME	12,800.00			\$1,280.00
LEVEL 5 UNITS FINISH	11,600.00			\$1,160.00
LEVEL 5 UNITS DOORS & TRIM	14,700.00			\$1,470.00
LEVEL 5 UNITS TOUCH UP	2,509.72		\$2,258.72	\$251.00
LEVEL 5 CORRIDOR PRIME	1,200.00			\$120.00
LEVEL 5 CORRIDOR FINISH	1,800.00			\$180.00
LEVEL 5 CORRIDOR DOORS & TRIM	900.00			\$90.00
LEVEL 5 CORRIDOR TOUCH UP	2,440.00		\$2,196.00	\$244.00
	Subtotal Level 5	\$47,949.72		
LEVEL 6 UNITS PRIME	12,800.00			\$1,280.00
LEVEL 6 UNITS FINISH	11,600.00		\$3,654.00	\$1,160.00
LEVEL 6 UNITS DOORS & TRIM	14,700.00		\$1,470.00	\$1,470.00
LEVEL 6 UNITS TOUCH UP	2,509.72		\$2,258.72	\$251.00
LEVEL 6 CORRIDOR PRIME	1,200.00			\$120.00
LEVEL 6 CORRIDOR FINISH	1,800.00		\$810.00	\$180.00
LEVEL 6 CORRIDOR DOORS & TRIM	900.00			\$90.00
LEVEL 6 CORRIDOR TOUCH UP	2,440.00		\$2,196.00	\$244.00
	Subtotal Level 6	\$47,949.72		

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Everleigh Condos
1646 River Road
Des Plaines Il

EXHIBIT "A" PG. 2

Location	Value	Subtotal	Unpaid 10 & 11	Unpaid Retention
LEVEL 7 UNITS PRIME	12,800.00			\$1,280.00
LEVEL 7 UNITS FINISH	11,600.00		\$3,654.00	\$1,160.00
LEVEL 7 UNITS DOORS & TRIM	14,700.00			\$1,470.00
LEVEL 7 UNITS TOUCH UP	2,509.71		\$2,258.71	\$251.00
LEVEL 7 CORRIDOR PRIME	1,200.00			\$120.00
LEVEL 7 CORRIDOR FINISH	1,800.00		\$567.00	\$180.00
LEVEL 7 CORRIDOR DOORS & TRIM	900.00			\$90.00
LEVEL 7 CORRIDOR TOUCH UP	2,440.00		\$2,196.00	\$244.00
Subtotal Level 7		\$47,949.71		
LEVEL 8 UNITS PRIME	12,800.00			\$1,280.00
LEVEL 8 UNITS FINISH	11,600.00		\$4,176.00	\$1,160.00
LEVEL 8 UNITS DOORS & TRIM	14,700.00		\$310.00	\$1,470.00
LEVEL 8 UNITS TOUCH UP	2,509.72		\$2,258.72	\$251.00
LEVEL 8 CORRIDOR PRIME	1,200.00			\$120.00
LEVEL 8 CORRIDOR FINISH	1,800.00			\$180.00
LEVEL 8 CORRIDOR DOORS & TRIM	900.00			\$90.00
LEVEL 8 CORRIDOR TOUCH UP	2,440.00		\$2,196.00	\$244.00
Subtotal Level 8		\$47,949.72		
LEVEL 9 UNITS PRIME	12,800.00			\$1,280.00
LEVEL 9 UNITS FINISH	11,600.00		\$10,440.00	\$1,160.00
LEVEL 9 UNITS DOORS & TRIM	14,700.00		\$9,261.00	\$1,470.00
LEVEL 9 UNITS TOUCH UP	2,509.71		\$2,258.71	\$251.00
LEVEL 9 CORRIDOR PRIME	1,200.00			\$120.00
LEVEL 9 CORRIDOR FINISH	1,800.00		\$1,620.00	\$180.00
LEVEL 9 CORRIDOR DOORS & TRIM	900.00			\$90.00
LEVEL 9 CORRIDOR TOUCH UP	2,440.00		\$2,196.00	\$244.00
Subtotal Level 9		\$47,949.71		
EXTERIOR STAIR STEEL/RAILINGS	1,650.00			\$165.00
GARAGE GUARDRAIL	1,200.00			\$126.00
BOLLARDS	400.00			\$40.00
PARKING STRIPES	9,880.00			\$980.00
Subtotal Exterior		\$13,110.00		
CHANGE ORDER 1 Unit 304/2D Upgrades	589.00			\$57.00
CHANGE ORDER 2 Unit 308/2F, 403/1G & 509/2F Upgrades	421.00			\$42.00
CHANGE ORDER 3 Unit 509/2F Upgrade	599.00			\$60.00
CHANGE ORDER 4 Unit 913/3B Upgrade	550.00			\$55.00
CHANGE ORDER 5 Model Unit 304 Premium Time, Unit 415 ceiling mock up, Model Unit repair touchup, 3rd Fl Model unit touch up due to Water Damage	5,454.00			\$545.00
CHANGE ORDER 6 Parking stall numbering	5,347.00			\$535.00
CHANGE ORDER 7 Prime unit utility doors flrs 3-5 (63 doors total)	3,533.00			\$353.00
CHANGE ORDER 8 Level 3 Concrete waterproofing	10,209.00			\$1,021.00
CHANGE ORDER 9 Paint Stair steel - risers, stringers, stair backs, railings, etc.	16,900.00			\$1,690.00
CHANGE ORDER 10 Balcony Ceilings	24,926.00			\$2,493.00
CHANGE ORDER 11 HM Frame & Door rust remediation	7,087.00			\$709.00
CHANGE ORDER 12 Stair steel corrosion damage remediation	3,848.00			\$385.00
Subtotal Changes		\$79,443.00	\$85,687.00	\$44,016.00
Total Contract		\$440,153.00	Total Unpaid	\$129,703.00

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EXHIBIT "B"

Residential Unit Numbers:

Unit No. 300	Unit No. 408	Unit No. 516	Unit No. 703	Unit No. 811
Unit No. 301	Unit No. 409	Unit No. 517	Unit No. 704	Unit No. 812
Unit No. 302	Unit No. 410	Unit No. 518	Unit No. 705	Unit No. 813
Unit No. 303	Unit No. 411	Unit No. 519	Unit No. 706	Unit No. 814
Unit No. 304	Unit No. 412	Unit No. 520	Unit No. 707	Unit No. 815
Unit No. 305	Unit No. 413	Unit No. 600	Unit No. 708	Unit No. 816
Unit No. 306	Unit No. 414	Unit No. 601	Unit No. 709	Unit No. 817
Unit No. 307	Unit No. 415	Unit No. 602	Unit No. 710	Unit No. 818
Unit No. 308	Unit No. 416	Unit No. 603	Unit No. 711	Unit No. 819
Unit No. 309	Unit No. 417	Unit No. 604	Unit No. 712	Unit No. 820
Unit No. 310	Unit No. 418	Unit No. 605	Unit No. 713	Unit No. 900
Unit No. 311	Unit No. 419	Unit No. 606	Unit No. 714	Unit No. 901
Unit No. 312	Unit No. 420	Unit No. 607	Unit No. 715	Unit No. 902
Unit No. 313	Unit No. 500	Unit No. 608	Unit No. 716	Unit No. 903
Unit No. 314	Unit No. 501	Unit No. 609	Unit No. 717	Unit No. 904
Unit No. 315	Unit No. 502	Unit No. 610	Unit No. 718	Unit No. 905
Unit No. 316	Unit No. 503	Unit No. 611	Unit No. 719	Unit No. 906
Unit No. 317	Unit No. 504	Unit No. 612	Unit No. 720	Unit No. 907
Unit No. 318	Unit No. 505	Unit No. 613	Unit No. 800	Unit No. 908
Unit No. 319	Unit No. 506	Unit No. 614	Unit No. 801	Unit No. 909
Unit No. 320	Unit No. 507	Unit No. 615	Unit No. 802	Unit No. 910
Unit No. 400	Unit No. 508	Unit No. 616	Unit No. 803	Unit No. 911
Unit No. 401	Unit No. 509	Unit No. 617	Unit No. 804	Unit No. 912
Unit No. 402	Unit No. 510	Unit No. 618	Unit No. 805	Unit No. 913
Unit No. 403	Unit No. 511	Unit No. 619	Unit No. 806	Unit No. 914
Unit No. 404	Unit No. 512	Unit No. 620	Unit No. 807	Unit No. 915
Unit No. 405	Unit No. 513	Unit No. 700	Unit No. 808	Unit No. 916
Unit No. 406	Unit No. 514	Unit No. 701	Unit No. 809	Unit No. 917
Unit No. 407	Unit No. 515	Unit No. 702	Unit No. 810	

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EXHIBIT "C"

LOTS 1 AND 2 (EXCEPT THAT PART OF LOT 2 TAKEN BY THE DES PLAINES PARK DISTRICT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 90 DEGREES WEST ALONG THE SOUTH LINE OF SAID LOT 2, 1.82 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTH AND WEST ALONG AN 84.67 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD THAT BEARS NORTH 29 DEGREES 16 MINUTES 45 SECONDS WEST, AN ARC DISTANCE OF 74.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 55 DEGREES 07 MINUTES 09 SECONDS WEST, 164.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWEST AND WEST ALONG A 30.17 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD THAT BEARS NORTH 73 DEGREES 04 MINUTES 04 SECONDS WEST, AN ARC DISTANCE OF 18.90 FEET TO A POINT ON A PERIMETER LINE OF SAID LOT 2 WHICH IS 0.15 FEET NORTHERLY OF A CORNER OF SAID LOT 2; THENCE NORTH 13 DEGREES 36 MINUTES 07 SECONDS WEST ALONG AN EXTERIOR LINE OF SAID LOT 2, 111.06 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 87 DEGREES 04 MINUTES 40 SECONDS EAST ALONG THE NORTHERNMOST LINE OF SAID LOT 2, 218.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 22 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, 281.71 FEET TO THE POINT OF BEGINNING) IN RIVER PLAINES CONDOMINIUMS, A PLANNED UNIT DEVELOPMENT, OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 2007 AS DOCUMENT 0713615133, IN COOK COUNTY, ILLINOIS.