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Doc#: 1031656000 Fee: \$35.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/12/2010 08:30 AM Pg: 1 of 9

X:\wpdocs\LienCondo PRV G Corp

NOTICE AND CLAIM FOR MECHANICS LIEN

**IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS**

KIEFT BROTHERS, INC.,

("Claimant"),

v.

G CORP DEVELOPMENT, 1307 W.
WRIGHTWOOD, LLC, WRIGHTWOOD
CROSSING CONDOMINIUMS, individually
and as agent for the Unit Owners, U.S. BANK,
N.A., BRODER WRIGHTWOOD LLC, and
the mortgagees listed on Exhibit B,

("Defendants").

) "NOTICE TO OWNER

)

) Do not pay the contractor for this
) work or material unless you have
) received from the contractor a waiver
) of lien or other satisfactory evidence
) of payment to the Claimant."

)

) **NOTICE & CLAIM FOR LIEN**

) **IN THE AMOUNT OF:**

) **\$14,449.59, plus interest and
) collection costs.**

)

)

)

Claimant, KIEFT BROTHERS, INC. ("KIEFT"), an Illinois corporation, located at 837 South Riverside Drive, Elmhurst, Illinois 60126, being a subcontractor for the provision of plumbing materials and related work on the real estate described below, hereby files a Notice and Claim for Lien against said property ("LAND") and against 1307 W. WRIGHTWOOD, LLC,

This document was prepared by:
MAIL TO:

P.I.N. NOS.: 14-29-315-005-0000
14-29-315-018-0000

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
1701 East Lake Avenue, Suite 310
Glenview, IL 60025-2065
Telephone No. (847) 510-2000
Attorney. No. 23385

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an Illinois limited liability company, c/o Bernard F. Crotty, Registered Agent, 9550 Bormet Drive, Suite 205, Mokena, Illinois 60448, and WRIGHTWOOD CROSSING CONDOMINIUMS, an Illinois not-for-profit corporation, c/o Bernard F. Crotty, Registered Agent, 9550 Bormet Drive, Suite 205, Mokena, Illinois 60448, individually and as agent for the individual Unit Owners (collectively "OWNER") the owners of the LAND; and U.S. BANK, N.A., 11 W. Madison, Oak Park, Illinois 60302, BRODER WRIGHTWOOD LLC, 15 Broad Street, Suite 200, Boston, Massachusetts, 02109 and the mortgagees listed on Exhibit B, who each claim an interest in the nature of a mortgage in the LAND; which is commonly known as WIRGHTWOOD CROSSINGS CONDOMINIUMS, 1307 W. Wrightwood Avenue, Chicago, Illinois 60614, the legal description of which is attached as Exhibit "A".

Claimant also hereby files a Notice and Claim for Lien against G CORP DEVELOPMENT, a a partnership, c/o Giacomo Callendo, Managing Partner, 824 W. Lill, Chicago, Illinois 60614("G CORP"), who on information and belief was the general contractor for said project, who was authorized and/or knowingly permitted by OWNER to provide construction work on the LAND.

On or before July 13, 2010, OWNER made a contract with G CORP whereby G CORP was to provide, or knowingly permitted G CORP to provide labor, material, tools and equipment for construction for said project. On or about July 13, 2010, KIEFT and G CORP entered into an oral subcontract whereby KIEFT was to provide plumbing materials and related work for G CORP at G CORP'S request, and on or about which date KIEFT began to supply materials and related work for said project; and KIEFT thereafter completed all of its obligations pursuant to said subcontract on or about August 9, 2010.

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay KIEFT.

In the event that apportionment or allocation of this claim for lien is required by law, KIEFT claims a lien on each condominium unit set forth in Exhibit C in accordance with each

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unit's percentage ownership of common elements as set forth on Exhibit C.

WHEREFORE, after all due credits, the amount left due, unpaid and owing to KIEFT is \$14,449.59, for which amount, plus interest and collection costs, including reasonable attorneys fees, KIEFT claims a lien on the LAND and improvements thereon, and on any monies due or to become due to G CORP or any other party from OWNER for said project.

KIEFT BROTHERS, INC.

By: _____

One of its attorneys

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
1701 East Lake Avenue, Suite 310
Glenview, IL 60025-2065
Telephone No. (847) 510-2000
Attorney. No. 23385

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL 1:

LOTS 1, 2, 3, 4, 26 AND THE EAST 9.00 FEET OF LOT 5 IN THE SUBDIVISION OF THAT PART OF LOT 13 IN COUNTY CLERK'S DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND EVANSTON RAILROAD COMPANY AND EAST OF WARD STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF A VACATED ALLEY RUNNING EAST AND WEST IN THE SUBDIVISION OF THAT PART OF LOT 13 IN COUNTY CLERK'S DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND EVANSTON RAILROAD COMPANY AND EAST OF WAYNE AVENUE, DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF LOT 26, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND EVANSTON RAILROAD TO THE SOUTHEAST CORNER OF LOT 1; THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 TO 4 AND THE EAST 9.00 FEET OF LOT 5 TO THE SOUTHWEST CORNER OF SAID EAST 9.00 FEET OF SAID LOT 5; THENCE RUNNING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 9.00 FEET OF SAID LOT 5 TO THE NORTHWEST CORNER OF LOT 26; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N. NOS.: 14-29-315-005-0000 and 14-29-315-018-0000

Commonly known as: 1307 West Wrightwood Avenue, Chicago, Illinois

UNOFFICIAL COPY**EXHIBIT B**

<u>UNIT</u>	<u>OWNER</u>	<u>MORTGAGEE</u>
101	*	**
102	*	**
103	*	**
104	Steffany Kaplan	Mortgage Electronic Reg. Systems, Inc.
105	*	**
106	*	**
107	*	**
108	*	**
201	*	**
203	Mark C. and Marie E. Bain	Wells Fargo Bank, N.A.
204	*	**
206	*	**
208	Guillermo Macuivar	Alliant Credit Union
303	*	88
304	*	**
305	Eric Kozlowski	Alliant Credit Union
306	*	**
308	Eric Routenberg	Alliant Credit Union

* --- 1307 W. WRIGHTWOOD, LLC

** -- U.S. BANK, N.A., and BRODER WRIGHTWOOD LLC

UNOFFICIAL COPY**EXHIBIT C**

**TO DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR
WRIGHTWOOD CROSSING CONDOMINIUMS
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST
IN THE COMMON ELEMENTS**

RESIDENTIAL UNITS	PERCENTAGE OWNERSHIP OF COMMON ELEMENTS
Unit 101	6%
Unit 102	6%
Unit 103	4%
Unit 104	4%
Unit 105	4%
Unit 106	4%
Unit 107	3%
Unit 108	5%
Unit 201	9.2%
Unit 203	4%
Unit 204	4%
Unit 205	4%
Unit 206	4%
Unit 208	5%
Unit 303	5%
Unit 304	5%
Unit 305	5%
Unit 306	5%
Unit 308	6.5%

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UNIT PARKING SPACES	PERCENTAGE OWNERSHIP OF COMMON ELEMENTS
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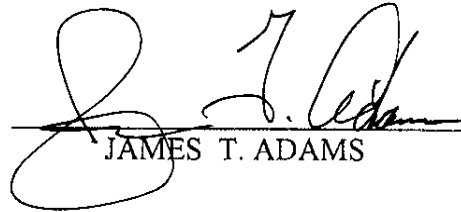
P-1	0.3%
P-2	0.3%
P-3	0.3%
P-4	0.3%
P-5	0.3%
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State of Illinois)
) SS
County of DuPage)

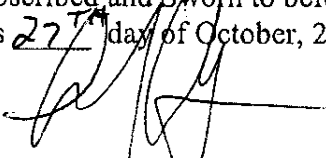
VERIFICATION

I, JAMES T. ADAMS, on oath state that I am the duly authorized agent of KIEFT BROTHER, INC., that I have read the foregoing Notice and Claim for Mechanics Lien against G CORP DEVELOPMENT, et al., and that the statements therein are true to the best of my information and belief.

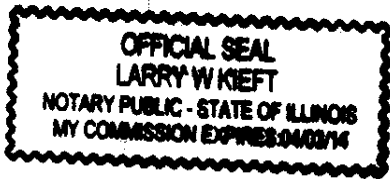


JAMES T. ADAMS

Subscribed and Sworn to before me
this 27th day of October, 2010.



Notary Public

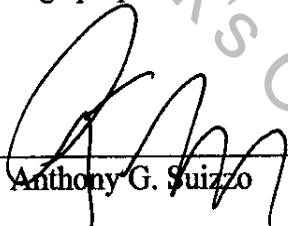


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PROOF OF SERVICE BY MAIL

I, Anthony G. Suizzo, an attorney, certify that I served the foregoing Notice and Claim for Mechanics Lien on 1307 W. WRIGHTWOOD, LLC, c/o Bernard F. Crotty, Registered Agent, 9550 Bormet Drive, Suite 205, Mokena, Illinois 60448; and WRIGHTWOOD CROSSING CONDOMINIUMS, c/o Bernard F. Crotty, Registered Agent, 9550 Bormet Drive, Suite 205, Mokena Illinois 60448; with copies to: U.S. BANK, N.A., 11 W. Madison, Oak Park, Illinois 60302, BRÖDER WRIGHTWOOD LLC, 15 Broad Street, Suite 200, Boston, Massachusetts 02109; G CORP DEVELOPMENT, a a partnership, c/o Giacomo Callendo, Managing Partner, 824 W. Lill, Chicago, Illinois 60614; Mortgage electronic Registration Systems, Inc., c/o C T Corporation System, Registered Agent, 208 S. La Salle Street, Suite 814, Chicago, Illinois 60604; Wells Fargo Bank, N.A., P.O. Box 11701, Newark, New Jersey 07101-4701; and Alliant Credit Union, 11545 W. Touhy Avenue, Chicago, Illinois 60666 (all via certified mail, return receipt requested), and deposited said mailed items at the U.S. Post Office, Glenview, Illinois, on October 28, 2010 with proper postage prepaid.



Anthony G. Suizzo

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