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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF ~~WAINE~~ Cook )

Doc#: 1105622040 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2011 09:26 AM Pg: 1 of 5

SUBCONTRACTOR'S NOTICE )  
& CLAIM FOR MECHANIC'S )  
LIEN )

After recording mail to: )  
Scott G. Richmond, Esq. )  
ARIANO, HARDY, RITT, NYULI, )  
RICHMOND, LYTLE )  
& GOETTEL P.C. )  
2000 McDonald Rd., Ste. 200 )  
South Elgin, IL 60177 )

## SUBCONTRACTOR'S BLANKET NOTICE & CLAIM FOR LIEN

Claimant, R.M. SELLERGREN & ASSOCIATES, INC. an Illinois corporation ("Claimant"), with an address of 350 Crossen Ave. Elk Grove Village, IL 60007, hereby files its Sub Contractor's Blanket Claim for Mechanic's Lien on the Real Estate (as hereinafter described) against the interest of the following entities in the Real Estate ("Owners"): 1935 S. WABASH, LLC; Amalgamated Bank as Trustee ("Lender") and the following owners to whom said properties were conveyed subsequent to Claimant's provision of services and materials to same and against the interest of the following entities in the stated Real Estate ("Mortgagees"):

<u>Unit No.</u>	<u>Subsequent Owner(s)</u>	<u>Mortgagee</u>
216	Kelly Kowalczyk	Wells Fargo Bank
217	Jennie Sierra	Wells Fargo Bank
319	Rain Hacker	Mortgage Electronic Registration Systems
323	Aneta Urban	Mortgage Electronic Registration Systems
330	Derek Hall & Kimberly Auzene	Mortgage Electronic Registration Systems
418	Marc Rosenwinkel	Wells Fargo Bank
428	Kelly Patterson	Wells Fargo Bank
517	Gretchen & Joseph Rakowicz	Mortgage Electronic Registration Systems
518	Kevin & Martina Carney	
519	Anamika Saini	Mortgage Electronic Registration Systems
520	Mathew Neubauer & Nicole Neubauer (Safka)	Mortgage Electronic Registration Systems
521	Jesse Zavala	Mortgage Electronic Registration Systems
529	Philip Thomas & Gilian Shapiro	Wells Fargo Bank
717	Bruce Marcus	Barry Marcus
722	David Bradley Rose	Mortgage Electronic Registration Systems

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and against the interest of the following in the Real Estate: Illinois Masonry Corporation, Best Built Fabricating Company, Monda Window & Door, ATMI Dynacore, Inc., Stevenson Sales & Service LLC, Air Products Co., Rojas Concrete, Temp Excel Properties, LLC, Advance Cast Stone Company, Metigue & Spiewak, Inc., VCNA Prairie, Inc., Acme Sprinkler Service Co., Professional Plumbing, Inc., International Floor Covering, Inc., any unknown owners or any persons claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owners. Claimant states as follows:

1. On or about November 2, 2009, and subsequently, Owner(s) owned fee simple title to the real estate (including all land and improvements thereon) and Mortgagees held mortgages on the Real Estate in Cook County, Illinois, commonly known as and legally described as follows:

SEE ATTACHED EXHIBIT A

PERMANENT TAX NUMBER(S): 17-22-306-015; 17-22-306-016; 17-22-306-017;  
17-22-306-018; 17-22-306-037; 17-22-306-038;  
17-22-036-039; 17-22-306-040; 17-22-306-041;  
17-22-306-042


COMMONLY KNOWN AS: 1935 South Wabash Avenue, Chicago, IL 60616

2. Claimant made a Contract ("Contract") on 11/2/09, with Sedgwick Properties Construction Corporation as General Contractor for the Owner under which Claimant agreed to provide all necessary labor material and work to fully supply and install drywall, taping and insulation for the project known as Terrazio, 1935 S. Wabash Ave., Chicago, IL
3. The Contract was entered into by the General Contractor, Sedgwick Properties Construction Corporation on behalf of the owner and builder, 1935 S. Wabash, LLC.
4. Claimant last performed work under the Contract at Terrazio on 12/02/2010.
5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of One Hundred Six Thousand Four Hundred Twenty Two and 00/100 Dollars (\$106,422.00), which principal amount bears interest at the statutory rate of 10% per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amounts set forth below in further detail by lot plus interest.

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## 6. Individual 1935 S. Wabash, LLC Lot Allocations:

<u>Unit</u>	<u>Lien Amount Claimed</u>
216	\$754.42
217	\$844.35
319	\$736.55
323	\$934.17
330	\$1,042.08
418	\$873.08
428	\$855.10
517	\$829.98
518	\$776.03
519	\$758.04
520	\$1,135.52
521	\$919.80
529	\$1,117.54
717	\$758.15
722	\$1,135.52

Dated: Feb. 24, 2011R.M. Sellergren & Associates, Inc.  
ClaimantBy   
Scott G. Richmond, Esq.  
Its Attorney

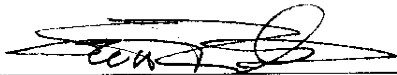
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## AFFIDAVIT

STATE OF ILLINOIS            )  
   )  
 COUNTY OF KANE                )

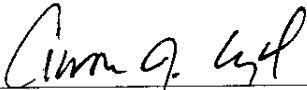
ss

This affiant, being first duly sworn on oath, deposes and states, that he is the attorney for the Claimant and that he has read the above and foregoing lien claim, that he has knowledge of the contents thereof, and that the same is true.



\_\_\_\_\_  
 Affiant

Subscribed and sworn to before me  
 this 24<sup>th</sup> day of February, 2011.



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



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

OF THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN WILLIAM JONES ADDITION TO CHICAGO IN THE AFORESAID SOUTHWEST FRACTIONAL  $\frac{1}{4}$  SECTION OF 22; THENCE SOUTH ALONG THE EAST LINE OF SOUTH WABASH AVENUE, AS IMPROVED AND OCCUPIED, A DISTANCE OF 248.46 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE AFORESAID SOUTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE NORTH LINE OF EAST CULLERTON STREET, AS IMPROVED AND OCCUPIED, A DISTANCE OF 171.24 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG EAST LINE OF SAID LOT 2, A DISTANCE OF 26.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 2 FEET TO THE WEST LINE OF A NORTH AND SOUTH 24 FOOT PUBLIC ALLEY, AS IMPROVED AND OCCUPIED; THENCE NORTH ALONG SAID WEST LINE OF NORTH AND SOUTH 24 FOOT PUBLIC ALLEY, A DISTANCE OF 221.915 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 10 IN BLOCK 2 IN WILLIAM JONES ADDITION TO CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 169.24 FEET TO THE POINT OF BEGINNING, ALL TAKEN AS A TRACT AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREAS:

THAT PART LYING ABOVE A FLOOR ELEVATION OF 26.58 FEET CCD AND LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE WEST OF SAID TRACT, 124.70 FEET SOUTH OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE OF SAID TRACT 124.70 FEET SOUTH OF THE NORTHEAST CORNER THEREOF.

EXHIBIT A