

**DOCUMENT RECORDED BY
AND RETURN TO:**

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DOCUMENT PREPARED BY:

MEP CONSTRUCTION LLC
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STATE OF ILLINOIS

COUNTY OF COOK

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN
PURSUANT TO SECTIONS 60/1, 60/5, 60/21, AND 60/24 OF THE LIEN ACT

NOTICE TO OWNER

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

NOTICE & CLAIM FOR LIEN IN THE

AMOUNT OF \$91,991.36, plus interest pursuant to 770 ILCS 60/1 and attorney fees pursuant to 770 ILCS 60/17.

TO OWNER OR REPUTED OWNER VIA CERTIFIED MAIL R/R & REG. US MAIL:

**CORU 210, LLC
55 E. ERIE STREET, SKYHOUSE #1
Chicago, IL 60611**

TO DEFENDANT OR REPUTED DEFENDANT VIA CERTIFIED MAIL R/R & REG. US MAIL:

**LAKESIDE BANK
55 W. WACKER DRIVE
Chicago, IL 60601**

TO CONTRACTOR OR REPUTED CONTRACTOR VIA CERTIFIED MAIL R/R &

Tuesday, March 08, 2011

Lien ID: 3849-5816

UNOFFICIAL COPY

REG. US MAIL:

**G2 BUILDERS, LLC
1300 BLENBROOK BLVD
Hanover Park, IL 60133**

THE LIEN CLAIMANT, ("Claimant"), original contractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **CORU 210, LLC**, owner, **LAKESIDE BANK**, mortgagee, **G2 BUILDERS, LLC**, contractor, and any other party claiming an interest in the real estate, more fully described below, through, or under the Owner, stating as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of **Cook**, State of Illinois, to wit:

PARCEL: [See the legal description attached hereto and incorporated herein as Exhibit "A"]

PIN: **17 10 206 019 0900**

which property is commonly known as **210 E. OHIO STREET, Chicago, IL 60611** (collectively "Project").

2. On information and belief, said Owner contracted with **G2 BUILDERS, LLC** ("Contractor") for certain improvements to said premises.

3. General Contractor entered into the Subcontract on **5/1/2010** with the full knowledge, consent, and authorization of Owner. The Owner knowingly permitted the General Contractor to enter into the Subcontract with Claimant.

4. Claimant completed its work under its contract on **12/23/2010**, which entailed **LABOR & MATERIALS-HVAC INSTALLATION, INSTALLATION OF NEW EQUIPMENT, DUCT WORK, BLACK IRON, HOODS AND INSULATION** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$91,991.36)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract, in the amount of **(\$91,991.36)** plus interest. To date, despite due demand for payment, Claimant remains unpaid for its work at the Project and there is no reasonable basis for the failure to pay Claimant.

6. The amount consists of the following:

A. Base Contract	\$364,000.00
B. Change Orders	\$37,481.00
C. Adjusted Based Contract	\$401,481.00

Thursday, March 10, 2011

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D. Amount Paid to Date (Credit)	\$309,489.64
E. Value of Lienable Work Performed As To Date of Completion	\$91,991.36
F. Statutory 10% Interest	\$1,890.23
Total Principal Amount of Lien	\$93,881.59

Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage of the total amount owed to Claimant on each unit and/or by parcels shown in the legal description by the method required by applicable law.

7. At all relevant times Owner was aware that Claimant was providing labor and materials for the benefit of the Project and the Property.

8. 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 and claim for lien upon the real property listed herein.

VERIFICATION

The undersigned, **JASON MORALES**, being first duly sworn, on oath deposes and states that he is the agent of, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Signed by



JASON MORALES

Subscribed and sworn to before me on this Ninth Day of March of 2011.



 Notary Public


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Space Above This Line For Recording Data

This instrument was prepared by Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559

When recorded return to Loan Operations, Lakeside Bank, 1055 W. Roosevelt Road, Chicago, Illinois 60608-1559

FREEDOM TITLE CORP.

6711515 597

MORTGAGE

(With Future Advance Clause)

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is August 11, 2009. The parties and their addresses are:

MORTGAGOR:

CORU 210, LLC

An Illinois Limited Liability Company

55 East Erie Street

Skyhouse 1

Chicago, IL 60611-2263

LENDER:

LAKESIDE BANK

Organized and existing under the laws of Illinois

55 W. WACKER DRIVE

CHICAGO, IL 60601

1. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, sells, conveys, mortgages and warrants to Lender, the following described property:

LOT 5 AND 6 IN THE SUBDIVISION OF LOTS 42, 43, 44, 45 AND 46 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN: #17-10-206-019

The property is located in Cook County at 210 East Ohio Street, Chicago, Illinois 60611.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber, all diversion payments or third party payments