

MECHANIC'S LIEN:  
CLAIM

STATE OF ILLINOIS                    }  
  }  
COUNTY OF Cook                    }

J.P. LARSEN, INC.

**CLAIMANT**

-VS-

1935 S. Wabash LLC  
SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT OWNERS  
1935 Wabash Condominium Association  
SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT LENDERS  
SEDGWICK PROPERTIES CONSTRUCTION CORP.

**DEFENDANT(S)**

The claimant, **J.P. LARSEN, INC.** of Oak Lawn, IL 60455, County of **Cook**, hereby files a claim for lien against **SEDGWICK PROPERTIES CONSTRUCTION CORP.**, contractor of 1525 W. Homer, Suite 401, Chicago, State of IL and **1935 S. Wabash LLC (Original Owner)** Chicago, IL 60622 **SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT OWNERS; 1935 Wabash Condominium Association** Chicago, IL 60654 {hereinafter collectively referred to as "owner(s)"} and **SEE ATTACHED SCHEDULE 'A' FOR INDIVIDUAL UNIT LENDERS** {hereinafter collectively referred to as "lender(s)"} and states:

That on or about 10/14/2009, the original owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: Terrazio, 1935 S. Wabash, Chicago, IL 60616:

A/K/A: Parcel 1 - Residential Parcel - All Units as shown on Exhibit "D" and their undivided percentage interest in the common elements in 1935 South Wabash Condominium as delineated in Condominium Declaration Document #1006910027 recorded March 10, 2010 and more full described as follows: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

Parcel 2 - Commercial Parcel - **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "B"**

A/K/A: **TAX # 17-22-306-015; 17-22-306-016; 17-22-306-017; 17-22-306-018; 17-22-306-037; 17-22-306-038; 17-22-306-039; 17-2-306-040; 17-22-306-042**

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and **SEDGWICK PROPERTIES CONSTRUCTION CORP.** was the original owner's contractor for the improvement thereof. That on or about **10/14/2009**, said contractor made a subcontract with the claimant to provide **labor and material for caulking** for and in said improvement, and that on or about **03/02/2011** 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" and each commercial unit in accordance to the percentage of ownership interest as it relates to each unit, or by the number of residential and commercial units.

The following amounts are due on said contract:

Contract	\$57,300.00
Extras/Change Orders	\$6,139.00
Credits	\$0.00
Payments	\$51,997.00
 Total Balance Due .....	 \$11,442.00

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Eleven Thousand Four Hundred Forty-Two and no Tenths (\$11,442.00) 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 owner(s) under said contract.

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 **April 29, 2011**.

**J.P. LARSEN, INC.**

X BY:   
Mike Larsen President

Prepared By:  
**J.P. LARSEN, INC.**  
**P.O. Box 2597**  
**Oak Lawn, IL 60455**  
Mike Larsen

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VERIFICATION

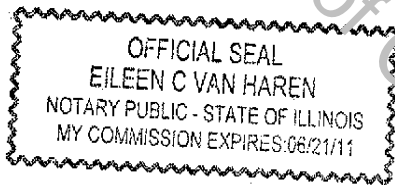
State of Illinois  
County of Cook

The affiant, Mike Larsen, 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.

X   
Mike Larsen President

Subscribed and sworn to  
before me this April 29, 2011.

X   
Notary Public's Signature



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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CAC File #1110432791 SCHEDULE "A" P.1  
 J.P. Larsen, Inc. vs. Sedgwick Properties Construction Corp.

## Terrazio Condominium

Sold Units	Owner	Mortgage
216 & P178	Kelly M. Kowalczyk	Wells Fargo Bank, NA
217 & P10	Jeannie Sierra	Wells Fargo Bank, NA
319 & P115	Rian Hacker	MERS* as nominee for Wintrust Mortgage Corp.
323 & P109	Aneta Anna Urban	MERS* as nominee for Wintrust Mortgage Corp.
330	Derek Marquez Hall;	MERS* as nominee for Wintrust Mortgage Corp.
	Kimberly Shea Auzenne	
418 & P168	Mark A. Rosenwinkel	Wells Fargo Bank, NA
428 & P16	Kelly J. Patterson	Wells Fargo Bank, NA
517 & P103	Gretchen A. Rakowicz; Joseph L. Rakowicz	MERS* as nominee for MetLife Home Loans, a div. of MetLife Bank, NA
518	Kevin Carney; Martina Carney	
519 & P66	Anamika Saini	MERS* as nominee for Chicago Bancorp Inc.
520 & P177	Matthew Newbauer	MERS* as nominee for MetLife Home Loans, a div. of MetLife Bank, NA
	Nicole M. Newbauer	
521 & P175	Jesse Zavala	MERS* as nominee for Wintrust Mortgage Corp.
529 & P173	Phillip D. Thomas; Gillian C. Shapiro	Wells Fargo Bank, NA
717	Bruce Marcus	Barry Marcus
722 & P117	David B. Rose	MERS* as nominee for Wintrust Mortgage Corp.

\* Mortgage Electronic Registration Systems, Inc.

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CAC File #110432791 SCHEDULE "A" Pg. 2  
 J.P. Larsen, Inc. vs.  
 Sedgewick Properties Constuction Corp.  
 Terrazio Condominium

Unsold Units as shown below :

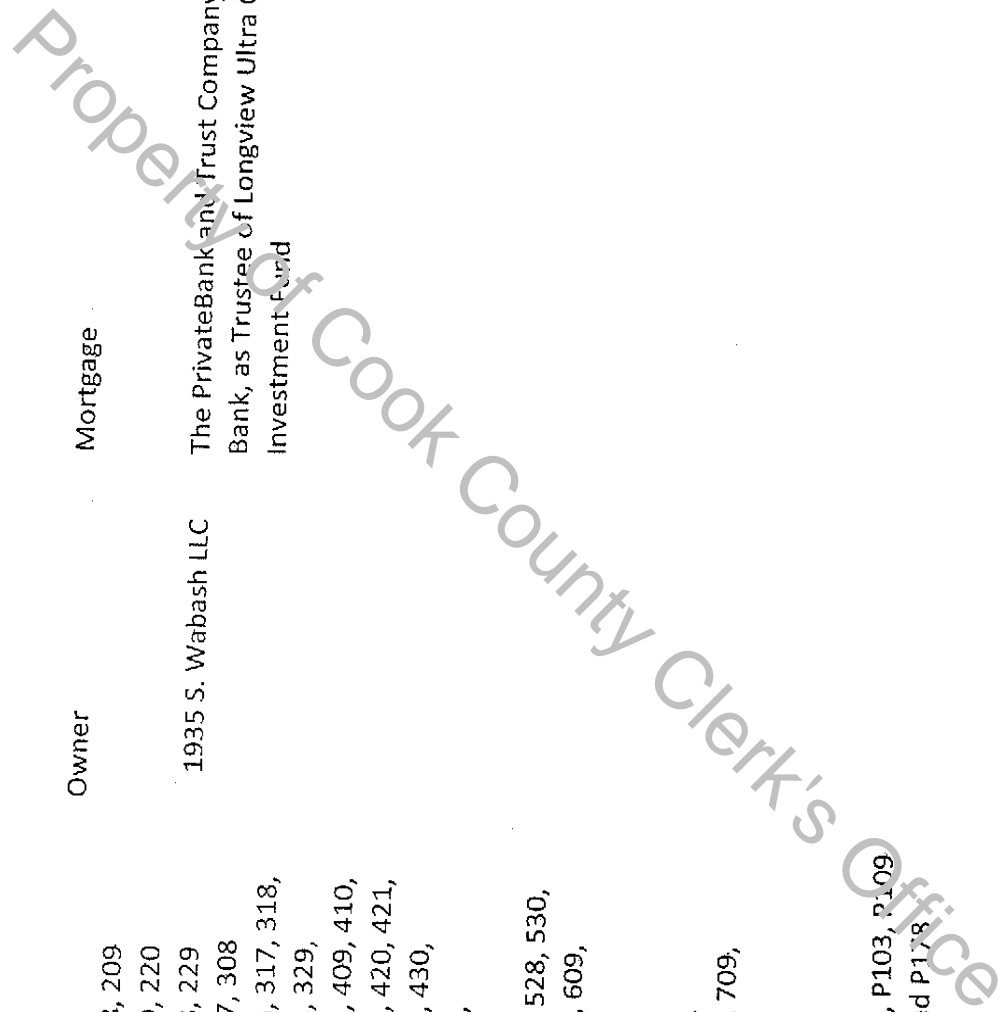
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- 210, 211, 212, 213, 214, 215, 218, 219, 220
- 221, 222, 223, 224, 225, 226, 227, 228, 229
- 230, 301, 302, 303, 304, 305, 306, 307, 308
- 309, 310, 311, 312, 313, 314, 315, 316, 317, 318,
- 320, 321, 322, 324, 325, 326, 327, 328, 329,
- 401, 402, 403, 404, 405, 406, 407, 408, 409, 410,
- 411, 412, 413, 414, 415, 416, 417, 419, 420, 421,
- 422, 423, 424, 425, 426, 427, 428, 429, 430,
- 501, 502, 503, 504, 505, 506, 507, 508,
- 509, 510, 511, 512, 513, 514, 515,
- 516, 520, 522, 523, 524, 525, 526, 527, 528, 530,
- 601, 602, 603, 604, 605, 606, 607, 608, 609,
- 610, 611, 612, 613, 614, 615,
- 616, 617, 618, 619, 620, 621, 622,
- 623, 624, 625, 626, 627, 628, 629, 630,
- 701, 702, 703, 704, 705, 706, 707, 708, 709,
- 710, 711, 712, 713, 714, 715,
- 716, 718, 719, 720, 721, 723, 724, 725,
- 726, 727, 728, 729, 730

P1 through P178, except P10, P16, P66, P103, P109  
 P115, P117, P168, P173, P175, P177 and P178

as shown on "Sold" Units on Page 1

Owner	Mortgage
1935 S. Wabash LLC	The PrivateBank and Trust Company; Amalgamated Bank, as Trustee of Longview Ultra Construction Loan Investment Fund
1935 S. Wabash LLC	The PrivateBank and Trust Company; Amalgamated Bank, as Trustee of Longview Ultra Construction Loan Investment Fund

Commercial Unit(s)



## UNOFFICIAL COPY

Exhibit "A"

## THE LAND

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  $\frac{1}{4}$  OF SECTION 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 THE EAST LINE OF SAID LOT 2, A DISTANCE OF 26.53 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 FEET PUBLIC ALLEY, AS IMPROVED AND OCCUPIED; THENCE NORTH ALONG SAID WEST LINE OF NORTH AND SOUTH 24 FEET 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, COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY**EXHIBIT BLEGAL DESCRIPTION OF COMMERCIAL PROPERTY**Commercial Space 1 & 2:**

THAT PART LYING ABOVE A FLOOR ELEVATION OF 13.95 feet CCD AND BELOW A CEILING ELEVATION OF 25.58 FEET CCD

BEGINNING AT A POINT 1.23' NORTH AND 0.96' EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST 47.96'; THENCE NORTH 1.34'; THENCE EAST 2.52'; THENCE NORTH 37.05'; THENCE WEST 4.17'; THENCE NORTH 6.18'; THENCE WEST 14.18'; THENCE NORTH 7.36'; THENCE WEST 14.69'; THENCE SOUTH 2.37'; THENCE WEST 14.44'; THENCE SOUTH 9.60'; THENCE WEST 3.0'; THENCE SOUTH 16.27'; THENCE EAST 3.0'; THENCE SOUTH 8.44'; THENCE WEST 3.0'; THENCE SOUTH 15.25' TO THE POINT OF BEGINNING

ADDRESS: 1937-39 S. WABASH AVENUE, CHICAGO, ILLINOIS.

**Commercial Space 3, 4 & 5**

THAT PART LYING ABOVE A FLOOR ELEVATION OF 13.95 feet CCD AND BELOW A CEILING ELEVATION OF 25.58 FEET CCD

BEGINNING AT A POINT 62.03' NORTH AND 0.96' EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST 16.24'; THENCE SOUTH 2.32'; THENCE EAST 25.04'; THENCE NORTH 12.47'; THENCE EAST 9.03'; THENCE NORTH 55.68'; THENCE WEST 1.85'; THENCE NORTH 17.54'; THENCE WEST 1.49'; THENCE NORTH 20'; THENCE EAST 5.38'; THENCE NORTH 12.48'; THENCE WEST 9.02'; THENCE NORTH 12.55'; THENCE WEST 24.83'; THENCE SOUTH 1.84'; THENCE EAST 2.0'; THENCE SOUTH 13.61'; THENCE WEST 15.19'; THENCE SOUTH 11.15'; THENCE WEST 3.31'; THENCE SOUTH 24.01'; THENCE EAST 16.37'; THENCE SOUTH 19.72'; THENCE WEST 16.37'; THENCE SOUTH 27.47'; THENCE EAST 3.0'; THENCE SOUTH 8.43'; THENCE WEST 3.0'; THENCE SOUTH 16.37' TO THE POINT OF BEGINNING

ADDRESS: 1921-29 S. WABASH AVENUE, CHICAGO, ILLINOIS.

**Commercial Space 6 & 7:**

THAT PART LYING ABOVE A FLOOR ELEVATION OF 13.95 FEET CCD AND BELOW A CEILING ELEVATION OF 25.58 feet CCD

BEGINNING AT A POINT 3.98' SOUTH AND 0.96' EAST OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST 46.52'; THENCE NORTH 0.23'; THENCE EAST 10.46'; THENCE SOUTH 0.31'; THENCE EAST 13.20'; THENCE SOUTH 38.35'; THENCE WEST 6.62'; THENCE SOUTH 1.35'; THENCE WEST 17.52'; THENCE SOUTH 6.10'; THENCE WEST 14.12'; THENCE SOUTH 7.40'; THENCE WEST 15.20'; THENCE NORTH 2.70'; THENCE WEST 13.28'; THENCE NORTH 11.18'; THENCE WEST 3.02'; THENCE NORTH 14.14'; THENCE EAST 3.02'; THENCE NORTH 8.43'; THENCE WEST 3.02'; THENCE NORTH 14.85' TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS

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1109531005 Page: 6 of 14

**EXHIBIT D****UNIT OWNERSHIP**

<b>Unit</b>	<b>% Ownership</b>
201	0.589%
202	0.571%
203	0.462%
204	0.698%
205	0.535%
206	0.535%
207	0.671%
208	0.516%
209	0.526%
210	0.489%
211	0.516%
212	0.335%
213	0.417%
214	0.362%
215	0.326%
216	0.326%
217	0.371%
218	0.399%
219	0.335%
220	0.526%
221	0.417%
222	0.507%
223	0.435%
224	0.743%
225	0.502%
226	0.535%
227	0.689%
228	0.399%
229	0.526%
230	0.535%
301	0.562%
302	0.544%
303	0.435%
304	0.671%
305	0.540%
306	0.540%
307	0.676%
308	0.522%
309	0.531%
310	0.495%
311	0.507%
312	0.317%
313	0.399%
314	0.344%
315	0.489%
316	0.489%
317	0.353%

Property of Cook County Clerk's Office



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1109531005 Page: 7 of 14

**EXHIBIT D****UNIT OWNERSHIP**

<b>Unit</b>	<b>% Ownership</b>
318	0.381%
319	0.317%
320	0.507%
321	0.399%
322	0.489%
323	0.417%
324	0.750%
325	0.507%
326	0.540%
327	0.862%
328	0.371%
329	0.498%
330	0.526%
401	0.567%
402	0.549%
403	0.440%
404	0.676%
405	0.545%
406	0.545%
407	0.681%
408	0.527%
409	0.536%
410	0.500%
411	0.513%
412	0.323%
413	0.404%
414	0.350%
415	0.495%
416	0.495%
417	0.359%
418	0.386%
419	0.323%
420	0.513%
421	0.404%
422	0.495%
423	0.422%
424	0.756%
425	0.513%
426	0.545%
427	0.667%
428	0.377%
429	0.504%
430	0.531%
501	0.573%
502	0.555%
503	0.446%
504	0.681%

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1109531005 Page: 8 of 14

**EXHIBIT D****UNIT OWNERSHIP**

<b>Unit</b>	<b>% Ownership</b>
505	0.551%
506	0.551%
507	0.687%
508	0.533%
509	0.542%
510	0.506%
511	0.518%
512	0.328%
513	0.410%
514	0.355%
515	0.500%
516	0.500%
517	0.364%
518	0.391%
519	0.328%
520	0.518%
521	0.410%
522	0.500%
523	0.428%
524	0.763%
525	0.518%
526	0.551%
527	0.672%
528	0.382%
529	0.509%
530	0.536%
601	0.573%
602	0.560%
603	0.451%
604	0.687%
605	0.556%
606	0.556%
607	0.692%
608	0.538%
609	0.547%
610	0.511%
611	0.524%
612	0.333%
613	0.415%
614	0.361%
615	0.506%
616	0.506%
617	0.370%
618	0.397%
619	0.333%
620	0.524%
621	0.415%

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1109531005 Page: 9 of 14

**EXHIBIT D****UNIT OWNERSHIP**

<b>Unit</b>	<b>% Ownership</b>
622	0.506%
623	0.433%
624	0.768%
625	0.524%
626	0.556%
627	0.678%
628	0.388%
629	0.515%
630	0.542%
701	0.591%
702	0.573%
703	0.464%
704	0.700%
705	0.569%
706	0.569%
707	0.705%
708	0.551%
709	0.560%
710	0.524%
711	0.536%
712	0.346%
713	0.428%
714	0.373%
715	0.518%
716	0.518%
717	0.382%
718	0.410%
719	0.346%
720	0.536%
721	0.428%
722	0.518%
723	0.446%
724	0.781%
725	0.536%
726	0.569%
727	0.691%
728	0.400%
729	0.527%
730	0.555%
P1	0.054%
P2	0.054%
P3	0.054%
P4	0.054%
P5	0.054%
P6	0.054%
P7	0.054%
P8	0.054%

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1109531005 Page: 10 of 14

**EXHIBIT D****UNIT OWNERSHIP**

<b>Unit</b>	<b>% Ownership</b>
P9	0.054%
P10	0.054%
P11	0.054%
P12	0.054%
P13	0.054%
P14	0.054%
P19	0.054%
P20	0.054%
P21	0.054%
P22	0.054%
P23	0.054%
F24	0.054%
P25	0.054%
P26	0.054%
P27	0.054%
P28	0.054%
P29	0.054%
P30	0.054%
P31	0.054%
P32	0.054%
P33	0.054%
P34	0.054%
P35	0.054%
P36	0.054%
P37	0.054%
P38	0.054%
P39	0.054%
P40	0.054%
P41	0.054%
P42	0.054%
P43	0.054%
P44	0.054%
P45	0.054%
P46	0.054%
P47	0.054%
P48	0.054%
P49	0.054%
P50	0.054%
P51	0.054%
P52	0.054%
P53	0.054%
P54	0.054%
P55	0.054%
P56	0.054%
P57	0.054%
P58	0.054%
P59	0.054%

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1109531005 Page: 11 of 14

**EXHIBIT D****UNIT OWNERSHIP**

<b>Unit</b>	<b>% Ownership</b>
P60	0.054%
P61	0.054%
P62	0.054%
P63	0.054%
P64	0.054%
P65	0.054%
P66	0.054%
P67	0.054%
P68	0.054%
P69	0.054%
P70	0.054%
P71	0.054%
P72	0.054%
P73	0.054%
P74	0.054%
P75	0.054%
P76	0.054%
P77	0.054%
P78	0.054%
P79	0.054%
P80	0.054%
P81	0.054%
P82	0.054%
P83	0.054%
P84	0.054%
P85	0.054%
P86	0.054%
P87	0.054%
P88	0.054%
P89	0.054%
P90	0.054%
P91	0.054%
P92	0.054%
P93	0.054%
P94	0.054%
P95	0.054%
P96	0.054%
P97	0.054%
P98	0.054%
P99	0.054%
P100	0.054%
P101	0.054%
P102	0.054%
P103	0.054%
P104	0.054%
P105	0.054%
P106	0.054%

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1109531005 Page: 12 of 14

**EXHIBIT D****UNIT OWNERSHIP**

<b>Unit</b>	<b>% Ownership</b>
P107	0.054%
P108	0.054%
P109	0.054%
P110	0.054%
P111	0.054%
P112	0.054%
P113	0.054%
P114	0.054%
P115	0.054%
P116	0.054%
P117	0.054%
P118	0.054%
P119	0.054%
P120	0.054%
P121	0.054%
P122	0.054%
P123	0.054%
P124	0.054%
P125	0.054%
P126	0.054%
P127	0.054%
P128	0.054%
P129	0.054%
P130	0.054%
P131	0.054%
P132	0.054%
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P134	0.054%
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P136	0.054%
P137	0.054%
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P140	0.054%
P141	0.054%
P142	0.054%
P143	0.054%
P144	0.054%
P145	0.054%
P146	0.054%
P147	0.054%
P148	0.054%
P149	0.054%
P150	0.054%
P151	0.054%
P152	0.054%
P153	0.054%

Property of Cook County Clerk's Office

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## EXHIBIT D

### UNIT OWNERSHIP

Unit	% Ownership
P154	0.054%
P155	0.054%
P156	0.054%
P157	0.054%
P158	0.054%
P159	0.054%
P160	0.054%
P161	0.054%
P162	0.054%
P163	0.054%
P164	0.054%
P165	0.054%
P166	0.054%
P167	0.054%
P168	0.054%
P169	0.054%
P170	0.054%
P171	0.054%
P172	0.054%
P173	0.054%
P174	0.054%
P175	0.054%
P176	0.054%
P177	0.054%
P178	0.054%
total	100.000%

Property of Cook County Clerk's Office