

UNOFFICIAL COPY



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc#: 1127649001 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2011 09:33 AM Pg: 1 of 4

NOTICE AND CLAIM FOR LIEN

The Lien Claimant, GEM EXTERIORS, INC. ("Gem"), an Illinois Corporation, of Elk Grove Village, Cook County, Illinois, hereby files notice of, and claim for lien against

Condominium Association:

River Walk Townhomes Condominium
Assoc
("Association")
c/o Michael E. Rutkowski
760 N. Ogden Avenue, Suite 2200
Chicago, Illinois 60622

Management Agent:

First Properties, LLC
("Agent")
760 N. Ogden Avenue, Suite 2200
Chicago, Illinois 60622

Owners:

Matthew W. Markley
2920 N. River Walk
Chicago, Illinois 60618

Scott J. Roth
2922 N. River Walk
Chicago, Illinois 60618

Michelle R. Baldin
2342 W. Oakdale
Chicago, Illinois 60618

Keith Kreigler
2346 W. Oakdale
Chicago, Illinois 60618

Jay Ganzi
2344 W. Oakdale
Chicago, Illinois 60618

Dennis Austermeier
2348 W. Oakdale
Chicago, Illinois 6061

(hereinafter the above listed owners are referred to collectively as "Owners"), and any person claiming an interest in the Real Property legally described in Exhibit A, attached hereto, in the County of Cook, State of Illinois.

That on or about June 10, 2010, the Owners were and are the owners of the Real Property, described in Exhibit A, attached hereto, and commonly known as:

2920 North River Walk, Chicago, Illinois

UNOFFICIAL COPY

2922 North River Walk, Chicago, Illinois
2342 West Oakdale, Chicago, Illinois
2344 West Oakdale, Chicago, Illinois
2346 West Oakdale, Chicago, Illinois
2348 West Oakdale, Chicago, Illinois

That on or about June 10, 2010, the Association was and is the condominium association with authority to enter into contracts for and on behalf of the Real Property described in Exhibit B, attached hereto. On or about June 10, 2010, the Association entered into a contract Agent, as the Association's management agent the Real Property described in Exhibit A, attached hereto.

On June 10, 2010, the Agent, on behalf of the Association and for the benefit of the Owners made a contract with Gem to: remove all decking and roofing, install two layers of ISO insulation, replace rotten wood as needed, install 40 mm Duro-Last roofing with Exceptional Metal scuppers, install new walls and obstructions as per contract, and installed the decks as per contract, remove and install new three-quarter inch plywood, on the west and east side of the building, in consideration thereof, the sum of Fifty Two Thousand Three Hundred Fifty Two and 00/100 Dollars (\$52,352.00).

On or about July 14, 2011, Claimant completed thereunder all required by said contract to be done having been completed.

That at the special instance of the contractor, the claimant furnished extra and additional materials and labor to premises: None. The contractor is entitled to credits on account thereof as follows: Twenty Thousand Eight Hundred Seventy Six and 00/100 (\$20,876.00). The balance due, unpaid and owing to the claimant, after all credits to the contractor, is Twenty Five Thousand Four Hundred Seventy Six and 00/100 Dollars (\$25,476.00), for which, with interest, the claimant claims a lien on said land and improvements and on the moneys or other consideration due or to become due from the owner under said contract against said contractor and owner.

Gem Exteriors, Inc., an Illinois Corporation

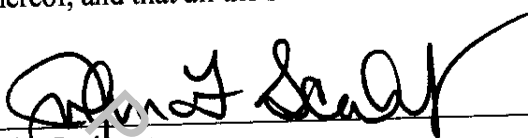
By: 

John Scalet, President

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

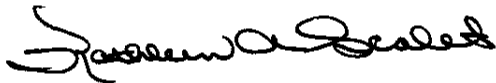
THE AFFIANT, John Scalet, being first duly sworn on oath depose and state that he the president of the Claimant herein, that he has read the foregoing claim for lien, knows the contents thereof, and that all the statements therein contained are true.



John Scalet

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that John Scalet, President of Gem Exteriors, Inc., an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of Gem Exteriors, Inc., an Illinois Corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal, this 16th day of September 2011.

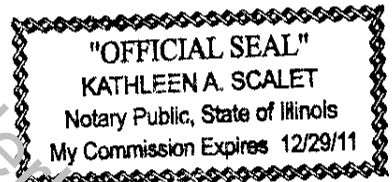


Notary Public

My commission expires 12-29-11

This instrument was prepared, and after recording mail to:

Michael R. Ek
120 West Golf Road, Suite 112
Schaumburg, Illinois 60195
847-310-1035, facsimile 847-310-1037



Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Unit 38, 39, 40, 41, 42 and 43 in the River Walk Townhome Condominium as delineated on a survey of the following described real estate: certain parts of lots in block 9, in Clybourn Avenue addition to Lakeview and Chicago, and Section 30, Township 40 North, Range 14 East of the Third Principal Meridian which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 00721016, and as amended together with its undivided percentage interest in the common elements all in Cook County Illinois.

PIN: 14-30-116-024-1037
14-30-116-024-1038
14-30-116-024-1039
14-30-116-024-1040
14-30-116-024-1041
14-30-116-024-1042

Property of Cook County Clerk's Office