

# UNOFFICIAL COPY

## MECHANIC'S LIEN: CLAIM



1131457617

STATE OF ILLINOIS     )  
COUNTY OF COOK     )

Doc#: 1131457617 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2011 11:23 AM Pg: 1 of 5

P and G ENGINEERING COMPANY,  
Claimant,

-vs-

1307 WRIGHTWOOD, LLC,  
WRIGHTWOOD CROSSING  
CONDOMINIUMS, G. CORP, a/k/a G.  
CORP DEVELOPMENT, BRODER  
WRIGHTWOOD, LLC, Individual Unit  
Owners and Individual Unit Lenders (see  
attached Exhibit "A" for complete list),

Defendants.

The Claimant, **P and G ENGINEERING COMPANY**, 11924 S. 88<sup>th</sup> Avenue, Palos Park, IL 60464, County of COOK, State of ILLINOIS, hereby files a claim for lien against **G. CORP, a/k/a/ G. CORP DEVELOPMENT**, contractor of 1852 N. Sedgewick, Suite 2, Chicago, IL 60614 and **1307 WRIGHTWOOD, LLC**, Mokena, IL 60448 and **INDIVIDUAL UNIT OWNERS** (hereinafter collectively referred to as "Owners") and **INDIVIDUAL UNIT LENDERS** (hereinafter collectively referred to as "Lenders" both as set out in Exhibit "A"), **WRIGHTWOOD CROSSING CONDOMINIUMS**, Chicago, IL 60614 (Party in Interest) and **BRODER WRIGHTWOOD, LLC**, Boston, MA 02109 and states:

That on **December 10, 2009**, the owner(s) owned the following described land in the County of Cook, State of Illinois, to wit:

Property Address:     1307 W. Wrightwood, Chicago, IL 60614

Legal Description:     See legal description attached as Exhibit "B".

P.I.N.:                 14-29-315-103-1001 THROUGH 1050.

and **G. CORP, a/ka G. CORP DEVELOPMENT** was the owner's contractor for the improvement thereof. That on or about December 10, 2009, said contractor made a subcontract with the Claimant to provide structural steel, decorative steel and crane service for and in said improvement, and that on or about August 12, 2011 the Claimant completed thereunder all that was required to be done by said Contract.

That subsequent to the date of the contract, a Condominium Declaration was recorded as document number 1022531046 and individual condominium units sold, the legal description as set out in said condominium declaration is as follows:

UNITS 102, 102, 103, 104, 105, 106, 107, 108, 201, 203, 204, 205, 206, 208, 303, 304, 305, 306, AND 308 AND PARKING SPACES P1-P31 INCLUSIVE, IN THE WRIGHTWOOD CROSSING CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1022531046, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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P.I.N. 14-29-315 103-1001 THROUGH 1050

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 "C" in accordance to the percentage of ownership interest as it relates to each unit.

The following amounts are due on said contract:

Contract	\$311,653.18
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$298,732.89
Total Balance Due	\$12,920.29

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of Twelve Thousand, Nine Hundred and Twenty Dollars and Twenty Nine Cents (\$12,920.29), 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 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 NOV 9<sup>th</sup>, 2011.

**P and G ENGINEERING**

BY: *Phil Slack*  
Phil Slack, Owner

VERIFICATION

State of Illinois )  
County of Cook )

The Affiant, **PHIL SLACK**, being first duly sworn on oath deposes and says that he is the Owner of **P and G ENGINEERING**, the Claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

*Phil Slack*

SUBSCRIBED and SWORN to before me  
this 9 day of NOV, 2011.

*Grace Slack*  
Notary Public



**Prepared by:**  
SCOTT DILLNER, ESQ. (#44418)  
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.  
16231 Wausau Avenue, South Holland, IL 60473

**UNOFFICIAL COPY****EXHIBIT "A" — INDIVIDUAL UNIT OWNERS OR LENDERS**

<u>UNIT:</u>	<u>OWNER:</u>	<u>LENDER:</u>
Unit 101 and 102	1307 W. Wrightwood II LLC	1307 W. Wrightwood Lender Limited Liability Company
Unit 103	Andrew Draft	MERS as nominee of South Central Mortgage Solutions LLC
Unit 104	Steffany B. Kaplan	MERS as nominee of Guarantee Rate, Inc.
Unit 105	Steven M. Laser and Beth S. Farber	MERS as nominee of Perl Mortgage, Inc.
Unit 106	Denny Carl Fish, Jr.	MERS as nominee of Diamond Bank FSB
Unit 107	Couch-Walker Holdings, Inc. Danielle Wang, Fei Wang	1307 W. Wrightwood, LLC
Unit 108	Todd Laesch	MERS as nominee of Guarantee Rate, Inc.
Unit 201	James A. Gordon Trust dated 9/11/1994	Bank of America
Unit 203	Mark O. Bain and Maria E. Bain	Wells Fargo Bank, N.A.
Unit 204	Brett Stewart Sterling and Elizabeth Jill Weiss	Fifth Third Mortgage Company
Unit 205	Gregg J. Wilkow	MERS as nominee of Wintrust Mortgage Corp.
Unit 206	Bearing & Lighthouse, LLC	MERS as nominee of Diamond Bank FSB
Unit 208	Guillermo Maquivar	Alliant Credit Union
Unit 303	Richard M. Foley and Anne M. Connor	
Unit 304	1307 W. Wrightwood II, LLC	1307 W. Wrightwood Lender Limited Liability Company
Unit 305	Eric Kozlowski and Kathleen Kozlowski	MERS as nominee of Guaranteed Rate, Inc.
Unit 306	1307 W. Wrightwood Lender Limited Liability Company	1307 W. Wrightwood II, LLC
Unit 308	Eric Routenberg and Leslie Patinkin	ING Bank FSB

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## EXHIBIT "B"

### 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.

Permanent Index Nos: 14-29-315-005-0000 and 14-29-315-018-0000

Commonly Known As: 1307 W. Wrightwood Ave., Chicago, IL 60614

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## 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 ELEMENT

<u>Residential Units</u>	<u>Percentage of Ownership of Common Elements</u>	<u>Unit Parking Spaces</u>	<u>Percentage of Ownership of Common Elements</u>
Unit 101	6%	P-1	0.3%
Unit 102	6%	P-2	0.3%
Unit 103	4%	P-3	0.3%
Unit 104	4%	P-4	0.3%
Unit 105	4%	P-5	0.3%
Unit 106	4%	P-6	0.3%
Unit 107	3%	P-8	0.3%
Unit 108	3%	P-9	0.3%
Unit 201	9.2%	P-10	0.3%
Unit 203	4%	P-11	0.3%
Unit 204	4%	P-12	0.3%
Unit 205	4%	P-13	0.3%
Unit 206	4%	P-14	0.3%
Unit 208	5%	P-15	0.3%
Unit 303	5%	P-16	0.3%
Unit 304	5%	P-17	0.3%
Unit 305	5%	P-18	0.3%
Unit 306	5%	P-19	0.3%
Unit 308	6.5%	P-20	0.3%
		P-21	0.3%
		P-22	0.3%
		P-23	0.3%
		P-24	0.3%
		P-25	0.3%
		P-26	0.3%
		P-27	0.3%
		P-28	0.3%
		P-29	0.3%
		P-30	0.3%
		P-31	0.3%