



Doc#: 1209031074 Fee: \$51.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2012 04:00 PM Pg: 1 of 23

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

**SUBCONTRACTOR'S  
CLAIM FOR LIEN PURSUANT TO 770 ILCS 60/7**

To: Rosewood Commercial, Inc.  
c/o Mark Dunnett - President  
1050 N. State Street  
Mezzanine #3  
Chicago, Illinois 60610  
(General Contractor)

Chicago Title Land Trust Company, as successor Trustee  
to Gladstone-Norwood Trust & Savings Bank  
c/o Litigation Department  
171 N. Clark Street, Suite 575  
Chicago, Illinois 60601  
(Owner)

**YOU ARE HEREBY NOTIFIED** that the claimant, Dependable Building Services, Inc., 850 Eagle Drive, Bensenville, Illinois 60106 of the County of DuPage, State of Illinois (the "Claimant"), hereby asserts its Subcontractor's Claim for Lien Pursuant to 770 ILCS 60/7 against (i) Rosewood Commercial, Inc., 1050 N. State Street, Mezzanine #3, Chicago, Illinois 60610 of the County of Cook (the "Contractor") and (ii) Chicago Title Land Trust Company, as Successor Trustee to Gladstone-Norwood Trust & Savings Bank, as Trustee under Trust Agreement dated October 17, 1988 and known as Trust Number 1313, 171 N. Clark Street, Suite 575, Chicago, Illinois 60601 of the County of Cook (the "Owner")<sup>1</sup> and states as follows:

<sup>1</sup>  
After diligent search of the public records and upon review of a tract search of the property subject to this lien, there is no lending agency known to the Claimant at this time.

S   
P   
S   
SC   
INT

# UNOFFICIAL COPY

1. The Claimant served, by certified mail, return receipt requested, the Owner and the Contractor with its Ninety (90) Day Notice of Subcontractor's Lien pursuant to 770 ILCS 60/24 (the "Notice"). A true and correct copy of the Notice with proofs of service attached thereto is attached hereto and made a part hereof as Exhibit A.

2. Upon information and belief, at the time the Owner and the Contractor entered into a contract the Owner was the titleholder of record of the property subject to this lien (the "Property") and is further described as follows:

- i. Common Address: 1177 N. Elston Ave., Chicago, Illinois 60642;
- ii. Legal Description: See attached Exhibit B; and
- iii. PIN: 17-05-307-003-0000.

3. On or about October 6, 2011 the Claimant entered into a contract with the Contractor whereby the Claimant agreed to furnish and install air-conditioning and furnace machinery, duct work and other related work at the Property for the agreed upon sum of Fifty Five Thousand Nine Hundred Seventy Five and 00/100 dollars (\$55,975.00) (the "Contract"). A true and correct copy of the Contract is attached hereto and made a part hereof as Exhibit C.

4. Subsequent the execution of the Contract, at the special instance and request of the Contractor, the Claimant furnished extra and additional materials and additional labor at the Property in the amount of Eleven Thousand Three Hundred Twenty Five and 00/100 dollars (\$11,325.00) (the "Additional Work"). True and correct copies of the Claimant's proposals for the Additional Work evidencing the cost and nature of the Additional Work are attached hereto and made a part hereof as Exhibit D.

5. On February 7, 2012, the Claimant completed all work required under the Contract and all Additional Work as requested by the Contractor.

# UNOFFICIAL COPY

6. After allowing all credits to the Contractor, there remains due and owing from the Contractor to the Claimant the sum of Fifty Seven Thousand and 00/100 dollars (\$62,300.00), for with, with statutory interest thereon, the Claimant claims a lien therefor against the Property, against the Owners interest therein, and against any money or other considerations due from the Contractor to the Claimant.

DATED at Chicago, Illinois this 30 day of March, 2012

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Richard Guerrero  
Dependable Building Services,  
Inc.

By: Richard Guerrero

Its: Manager and authorized  
corporate representative

Prepared by:  
Timothy J. Conen  
McFadden & Dillon, P.C.  
120 S. LaSalle Street  
Suite 1335  
Chicago, Illinois 60603  
(312) 201-8300

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## VERIFICATION

STATE OF ILLINOIS    )  
   ) s.  
 COUNTY OF COOK        )

The affiant, Richard Guerrero, being first duly sworn, on oath deposes and states that he is the Manager and authorized corporate representative of Dependable Building Services, Inc. that he has read the foregoing Subcontractor's Claim for Lien Pursuant to 770 ILCS 60/7 and has personal knowledge of the contents thereof and that all the statements contained therein are true and accurate.

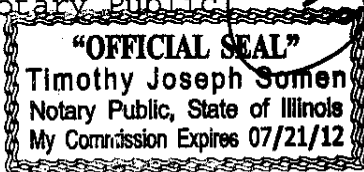
Richard Guerrero  
 Dependable Building Services,  
 Inc.

By: Richard Guerrero

Its: Manager and authorized  
 corporate representative

Sworn to and Subscribed  
 before me this 10 day  
 of March, 2012

Timothy Joseph Somen  
 Notary Public



# UNOFFICIAL COPY

## PROOF OF SERVICE

STATE OF ILLINOIS    )  
  ) ss.  
COUNTY OF COOK     )

Timothy J. Somen, being first duly sworn, on oath, deposes and states that he served a true and correct copy of the Subcontractor's Claim for Lien Pursuant to 770 ILCS 60/7 to Rosewood Commercial, Inc. at 1050 N. State Street, Mezzanine #3, Chicago, Illinois 60610 by certified mail, return receipt requested, delivery limited to addressee only, on March 30, 2012, by placing the true and original copy of same in a postage prepaid envelope and placing same in the United States Postal Service receptacle located at 120 S. LaSalle Street in Chicago, Illinois.

SIGNED \_\_\_\_\_

Subscribed and sworn to before me this 30 day of March, 2012

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



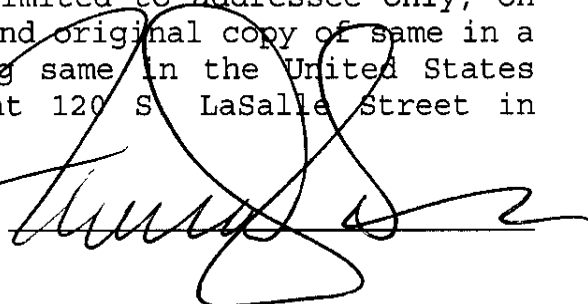
# UNOFFICIAL COPY

## PROOF OF SERVICE

STATE OF ILLINOIS    )  
  ) ss.  
COUNTY OF COOK     )

Timothy J. Somer, being first duly sworn, on oath, deposes and states that he served a true and correct copy of the Subcontractor's Claim for Lien Pursuant to 770 ILCS 60/7 to Chicago Title Land Trust Company, as Successor Trustee to Gladstone-Norwood Trust & Savings Bank, as Trustee under Trust Agreement dated October 27, 1988 and known as Trust Number 1313 at 171 N. Clark Street, Suite 575, Chicago, Illinois 60601 by certified mail, return receipt requested, delivery limited to addressee only, on March 30, 2012, by placing the true and original copy of same in a postage prepaid envelope and placing same in the United States Postal Service receptacle located at 120 S LaSalle Street in Chicago, Illinois.

SIGNED \_\_\_\_\_



Subscribed and sworn to before me this 30 day of March, 2012

Candy L. Hansen  
Notary Public



**UNOFFICIAL COPY**



**EXHIBIT A**

Property of Cook County Clerk's Office



**UNOFFICIAL COPY**

STATE OF ILLINOIS     )  
                                   ) ss.  
 COUNTY OF COOK         )

**NINETY (90) DAY NOTICE OF SUBCONTRACTOR'S LIEN  
 PURSUANT TO 770 ILCS 60/24**

To: Rosewood Commercial, Inc.  
 c/o Mark Dunnett - President  
 1050 N. State Street  
 Mezzanine #3  
 Chicago, Illinois 60610  
 (General Contractor)

Chicago Title Land Trust Company, as successor Trustee  
 to Gladstone-Norwood Trust & Savings Bank  
 c/o Litigation Department  
 171 N. Clark Street, Suite 575  
 Chicago, Illinois 60601

**YOU ARE HEREBY NOTIFIED** that Dependable Building Services, Inc., the undersigned, has been engaged and employed by Rosewood Commercial, Inc. (the "Contractor") to furnish and install air-conditioning and furnace machinery, duct work and other related work under the Contractor's contract with you, on your property commonly known as 1177 N. Elston Avenue, Chicago, Illinois 60642 and further described as follows:

THAT PART OF BLOCK 19, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF ELSTON AVENUE, WHICH IS 35.02 FEET SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST FROM THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF ELSTON AVENUE WITH THE SOUTH LINE OF DIVISION STREET; THENCE CONTINUING SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE 65.0 FEET; THENCE NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST 80.72 FEET MORE OR LESS TO THE EASTERLY LINE OF A CONCRETE DOCK ON THE WESTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER THENCE NORTH 37 DEGREES 20 MINUTES 48 SECONDS WEST ALONG SAID DOCK LINE 68.766 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE WHICH RUNS NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST THROUGH THE POINT OF BEGINNING, THENCE SOUTH 73 DEGREES 57 MINUTES 40 SECONDS WEST ALONG SAID LINE 65.85 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-05-307-003-0000

# UNOFFICIAL COPY

There is and remains due the undersigned therefor the sum of Fifty Seven Thousand Three Hundred and 00/100 Dollars (\$62,300.00). The undersigned claims a lien therefor against the above-described property, against your interest therein, and against any money or other considerations due from you to said Contractor.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

DATED at Chicago, Illinois this 30 day of March 2012

(Signature)

Richard Guerrero  
Dependable Building Services,  
Inc.

By: Richard Guerrero

Its: Manager and authorized  
corporate representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PROOF OF SERVICE

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK        )

Timothy J. Somen, being first duly sworn, on oath, deposes and states that he served a true and correct copy of the Ninety (90) Day Notice Pursuant to 770 ILCS 60/24 to Rosewood Commercial, Inc. at 1050 N. State Street, Mezzanine #3, Chicago, Illinois 60610 by certified mail, return receipt requested, delivery limited to addressee only, on March 30, 2012, by placing the true and original copy of same in a postage prepaid envelope and placing same in the United States Postal Service receptacle located at 120 S. LaSalle Street in Chicago, Illinois.

SIGNED \_\_\_\_\_

Subscribed and sworn to before me this 30 day of March, 2012

Candy L. Hansen  
Notary Public



# UNOFFICIAL COPY

## PROOF OF SERVICE

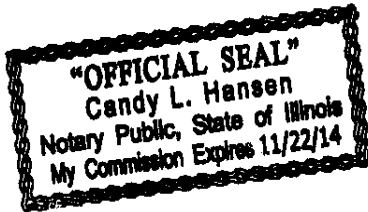
STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK        )

Timothy J. Somen, being first duly sworn, on oath, deposes and states that he served a true and correct copy of the Ninety (90) Day Notice Pursuant to 770 ILCS 60/24 to Chicago Title Land Trust Company, as Successor Trustee to Gladstone-Norwood Trust & Savings Bank, as Trustee under Trust Agreement dated October 17, 1988 and known as Trust Number 1313 at 171 N. Clark Street, Suite 575, Chicago, Illinois 60601 by certified mail, return receipt requested, delivery limited to addressee only, on March 30, 2012, by placing the true and original copy of same in a postage prepaid envelope and placing same in the United States Postal Service receptacle located at 120 S. LaSalle Street in Chicago, Illinois.

SIGNED \_\_\_\_\_

Subscribed and sworn to  
before me this 30 day of  
March, 2012

Candy L. Hansen  
Notary Public



# UNOFFICIAL COPY

7011 3500 0001 5641 4042

7011 3500 0001 5641 4080

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

**OFFICIAL USE**

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To \_\_\_\_\_  
 Street, Apt. No.,  
 or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

**OFFICIAL USE**

For delivery information visit our website at [www.usps.com](http://www.usps.com)

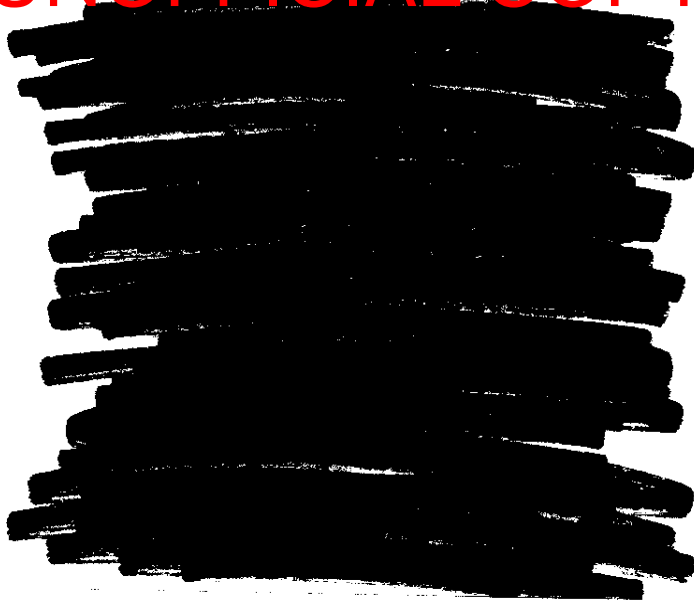
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To \_\_\_\_\_  
 Street, Apt. No.,  
 or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, August 2006 See Reverse for Instructions

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**



**EXHIBIT B**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

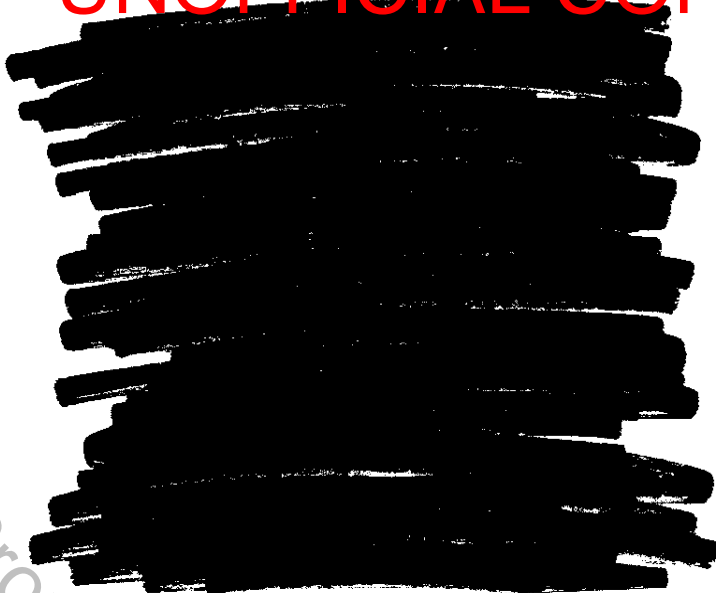
## LEGAL DESCRIPTION

THAT PART OF BLOCK 19, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF ELSTON AVENUE, WHICH IS 35.02 FEET SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST FROM THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF ELSTON AVENUE WITH THE SOUTH LINE OF DIVISION STREET; THENCE CONTINUING SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE 65.0 FEET; THENCE NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST 80.72 FEET MORE OR LESS TO THE EASTERLY LINE OF A CONCRETE DOCK ON THE WESTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER THENCE NORTH 37 DEGREES 20 MINUTES 48 SECONDS WEST ALONG SAID DOCK LINE 68.766 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE WHICH RUNS NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST THROUGH THE POINT OF BEGINNING, THENCE SOUTH 73 DEGREES 57 MINUTES 40 SECONDS WEST ALONG SAID LINE 65.85 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



**UNOFFICIAL COPY**



**EXHIBIT C**

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****Rosewood Commercial****RWC****| Design / Build | General Contracting | Owner Compliance | Construction Management |****Sub-Contractor Agreement**

This Purchase Order is entered into as of the 12th day of October, 2011 by and between:

**The "Contractor":**

**Rosewood Commercial, Inc.**  
**1050 N. State Street**  
**Mezzanine #3**  
**Chicago, IL 60610**

And**The "Sub-Contractor":**

**Dependable Building Services**  
**850 Eagle Drive**  
**Bensenville, IL 60106**  
**630-595-9563 Office / 847-875-7861 Cell / 630-575-6786 Fax**

Regarding the "Project" generally described and located at:  
**Estate Bar – 1177 N Elston Ave., Chicago IL 60642**

As per plans and specifications of D+K Architects

**This scope of work provided from Dependable MUST be approved by Mr. Corey Dunn prior to installations.**

**PROJECT #577-2011****CONTRACT SUM.**

The contract price of **(\$55,975.00)** Fifty Five Thousand Nine Hundred Seventy Five Dollars

**PAYMENT SCHEDULE.**

Payments to be paid as follows:

- Invoice to be approved – per G-702 / G-703 – invoice on the 10<sup>th</sup> of the month
- Payment to vendor per approved invoice, net 20 days

Design/Build  
 General Contracting  
 Owner Compliance  
 Construction Management

250 Park Avenue Suite #7073  
 New York, NY 10177  
 (P) 646-470-0792  
 (F) 312-337-7603

1050 N. State Street Mezzanine Level #3  
 Chicago, IL 60610  
 (P) 312-640-8400  
 (F) 312-337-7603

# UNOFFICIAL COPY

## DEPENDABLE BUILDING SERVICES

850 Eagle Drive, Bensenville, IL 60106

630-595-9563 \*\* Fax 630-595-6786

Licensed & Insured

Heating – Air Conditioning – Electrical  
Proposal

Date: October 6, 2011

To: Mark Dunnett

Re: Estate Bar

Dependable Building Services proposes to furnish and install one 12 ½ ton rooftop unit, one 10 ton rooftop unit, one 3 ton furnace, and all related ductwork for the sum of Fifty five thousand nine hundred and seventy five dollars (\$55,975.00).

This job will include:

furnish and install one 12 ½ ton Carrier rooftop unit,  
furnish and install one 10 ton Carrier rooftop unit,  
furnish and install one 3 ton Carrier split system for basement area,  
furnish two curbs for the two rooftop units. Roofer will cut and flash new curbs.  
Furnish and install Spiraltae ductwork for the 12 ½ ton unit,  
furnish and install square duct work for the 10 ton unit and the 3 ton split system.  
Furnish and install all necessary supply and return diffusers.  
Furnish and install exhaust fan and related ductwork for bathroom areas.  
Furnish and install three new thermostats.  
Start up and run.

Not included in this price:

roofers to make cuts in roof,  
all necessary electric to HVAC units,  
all kitchen area ventilation,  
permits, and  
premium time pay.

Thank you for including Dependable Building Services on this project. Please advise when to continue.

Sincerely,

John Tomaselli  
President

**UNOFFICIAL COPY****SCOPE OF WORK:**

Per proposal dated 10/06/2011:

- Mechanical installations per scope submitted
- Inclusions
- Exclusions

**PROJECT QUALITY CUREMENT NOTICE:**

Based upon a weekly project summary, if there is an issue of quality control per this work order, Rosewood Commercial, Inc. will send a written notice of curement. If the Sub-Contractor does not complete stated work in agreed curement notice time, RWCi receives the right to select a vendor of their choice to complete the work and back charge the above stated vendor for the completed services.

**TIMING:**

Work to commence: 10/24/11

Work to complete: Per RWC CPM schedule – completion projected for 35 days - approximate

**INSURANCE:**

Prior to work commencement, Sub-Contractor must provide an approved certificate of insurance for \$1,000,000 per Occurrence - General Liability / Workman's Comp Policy / Auto to:  
1050 N. State Street Mezzanine Level #3, Chicago, IL 60610 naming the insured as:

- 1) Rosewood Commercial, Inc.
- 2) Estate Bar – 1177 N. Elston Ave., Chicago, IL 60642

IN WITNESS WHEREOF, the parties have executed this Subcontract as of the day and year first above written.

**CONTRACTOR:**

Rosewood Commercial, Inc.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**SUB-CONTRACTOR:**

Dependable Building Services

By: \_\_\_\_\_

Its: \_\_\_\_\_

CC File #577-2011

UNOFFICIAL COPY



EXHIBIT D

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## DEPENDABLE BUILDING SERVICES

850 Eagle Drive, Bensenville, IL 60106

630-595-9563 \*\* Fax 630-595-6786

Licensed & Insured

Heating – Air Conditioning – Electrical

Date: January 16, 2012

To: Mark Dunnett

Re: Changer Order #1

Dependable Building Services proposes to furnish and install all necessary gas piping to new rooftop unit for the sum of four thousand five hundred and seventy five dollars (\$4,575.00).

Re: Changer Order #2

Due to the head room Dependable Building Services proposes to furnish and install 24 inch oval pipe for the sum of four thousand three hundred and seventy five dollars (\$4,375.00).

Re: Changer Order #3

Dependable Building Services proposes to furnish and ins all venting for new exhaust fan that is not on the print (exhaust was supplied by the electrician) for the sum of two thousand three hundred and seventy five dollars (\$2,375.00).

Sincerely,

Rick Guerrero

# UNOFFICIAL COPY

## DEPENDABLE BUILDING SERVICES

850 Eagle Drive, Bensenville, IL 60106

630-595-9563 \*\* Fax 630-595-6786

Licensed & Insured

Heating – Air Conditioning – Electrical

Proposal

Date: February 3, 2012

To: Estates Bar

Re: Changer Order #5

Dependable Building Services has removed the galvanized pipe for exhaust fan above dishwasher and installed aluminum for the sum of two thousand one hundred and seventy five dollars (\$2,175.00).

Re: Changer Order #6

Dependable Building Services has installed exhaust fan in mop area for the sum of one thousand nine hundred and seventy five dollars (\$1,975.00).

Re: Changer Order #7

Dependable Building Services has disman led the exhaust fan for the washroom that was making a rattling noise and found the electrician had run his pipe and did not secure it properly and was hitting the blade for the sum of four hundred and seventy five dollars (\$475.00).

Re: Changer Order #8

Dependable Building Services has installed exhaust fan in woman washroom area for the sum of one thousand nine hundred and seventy five dollars (\$1,975.00).

Re: Changer Order #9

Dependable Building Services had to meet with architect because they had the wrong duct sizes on the print for the 2<sup>nd</sup> unit. This meeting was necessary because the test and balance company needed this for his report for the sum of five hundred and seventy five dollars (\$575.00).

Thank you for including Dependable Building Services on this project. Please advise when to continue.

Sincerely,

John Tomaselli  
President