

# UNOFFICIAL COPY

**Prepared by and after recording  
mail to:**

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Levenfeld Pearlestein, LLC  
2 North LaSalle, Suite 1300  
Chicago, Illinois 60602  
(312) 346-8380



Doc#: 1504439071 Fee: \$34.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2015 11:30 AM Pg: 1 of 6

Doc#: 1502716063 Fee: \$34.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/27/2015 02:39 PM Pg: 1 of 6

FOR RECORDER'S USE ONLY

## **GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN**

THE CLAIMANT, 155 Harbor Drive Condominium Association ("Claimant"), located at 155 N. Harbor Drive, Chicago, Illinois 60601, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: Deborah Karim, unit owner, (the "Owner"), Citimortgage, Inc., mortgagee, ~~Ocean Bank~~, mortgagee, and any other person claiming an interest in the real estate more fully described below, by, 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 attached Exhibit A.

P.I.N.: 17-10-401-005-1061

which property is commonly known as 155 N. Harbor Dr. Unit 605, Chicago, Illinois 60601.

2. Pursuant to 735 ILCS 5/9-101, et seq., an order of possession was entered by the court on November 30, 2011 in favor of Claimant in Case No. 11-M1-720394 in the Circuit Court of Cook County, Illinois for Owner's failure to pay condominium assessments. Pursuant to 735

Recorded for purpose of correcting mortgagees' names and addresses

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ILCS 5/9-111.1, Claimant furnished labor and materials related to making the Unit rentable, which had a value of \$23,485.00.

3. On or about January 12, 2015, the Claimant completed its furnishing of said labor and materials to said premises.

4. No payments have been made to Claimant for the labor and materials so provided. As of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of twenty three thousand four hundred eighty five dollars (**\$23,485.00**), which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interests of the **Owner** in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) in the amount of twenty three thousand four hundred eighty five dollars (**\$23,485.00**) plus interest.

5. Finally, without conceding that this statutory provision applies in this situation, Section 1692g (a) of the Fair Debt Collection Practices Act requires that the following information be given to you:

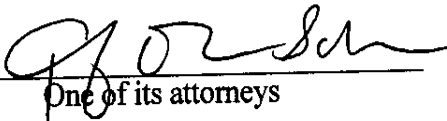
- a. The amount of the debt: \$23,485.00, plus interest, costs and attorneys' fees.
- b. The name of the creditor to whom the debt is owed: 155 Harbor Drive Condominium Association.
- c. Unless you, within thirty (30) days after receipt of this notice, dispute the validity of the debt, or any portion thereof, the debt will be assumed to be valid.
- d. If you notify our office in writing within that thirty (30) day period that the debt, or any portion thereof, is disputed, our office will obtain verification of the debt or a copy of a judgment against you and a copy of such verification or judgment will be mailed to you.

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e. Upon your written request within the thirty (30) day period, our office will provide you with the name and address of the original creditor, if different from the current creditor.

**PLEASE NOTE THAT THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

(Claimant) 155 Harbor Drive Condominium Association

By:   
One of its attorneys

Property of Cook County Clerk's Office

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## EXHIBIT A

PARCEL 1: UNIT 605 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 155 HARBOR DRIVE CONDOMINIUM AS DELINIATED AND DEFINED IN THE DECLARATION.

RECORDED AS DOCUMENT NUMBER 22935653, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENTS NOS. 22935654 AND 22935651 AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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## VERIFICATION

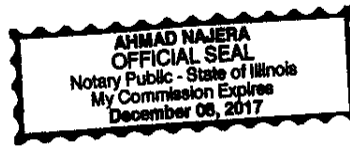
The undersigned, Thomas Fortier, being first duly sworn, on oath deposes and states that he is the property manager and authorized representative of 155 Harbor Drive Condominium Association, that he has read the above and foregoing General Contractor's Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to  
before me this 27<sup>th</sup> day  
of January, 2015.

  
Notary Public

My commission expires: 12/8/17



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## CERTIFICATE OF SERVICE

I, Petra C. Neugebauer, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the General Contractor's Claim for Mechanics Lien, a copy of which is attached, upon the parties set forth below by enclosing same in a properly addressed and stamped envelope, certified mail, return receipt requested, and causing it to be deposited in the United States mail depository located at 2 North LaSalle, Chicago, Illinois 60602, on this 28<sup>th</sup> day of January, 2015 before 5:00 p.m.

and on February 13, 2015 to the added parties Ocean Bank, FSB and Citimortgage

Petra Neugebauer  
Petra C. Neugebauer

Deborah Karim  
8252 Limetree Court  
Orlando, FL 32836

Unknown Heirs & Nonrecord Claimants  
155 N. Harbor Drive, Unit 605  
Chicago, IL 60601

Citimortgage, Inc  
c/o Registered Agent - C T Corporation System  
208 S. LaSalle St., Ste. 814  
Chicago, IL 60604

~~Ocean Bank  
c/o Registered Agent - Nicholas, Louis Kesq.  
780 N.W. 42nd Avenue, Ste. 500  
Miami, FL 33126~~

Ocean Bank, F.S.B.  
One Home Loan Plaza, Suite Three  
Warwick, RI 02886-1765

Citimortgage, Inc.  
1000 Technology Dr.  
O'Fallon, MO 63368