

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc#: 1623957088 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2016 01:16 PM Pg: 1 of 6

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

ALL CONSTRUCTION SERVICES, LLC

CLAIMANT

-VS-

SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT OWNERS
SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT LENDERS
The 1018 N. Larrabee Street Condominium Association
CONSTRUCTION DESIGN SERVICES, LTD.

DEFENDANT(S)

The claimant, **ALL CONSTRUCTION SERVICES, LLC** of Kildeer, IL, 60047 County of Lake, hereby files a claim for lien against **CONSTRUCTION DESIGN SERVICES, LTD.**, contractor of 249 E. Prospect Avenue, Suite 100, Mount Prospect, IL and **SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT OWNERS** {hereinafter referred to as "owner(s)"} and **The 1018 N. Larrabee Street Condominium Association** Chicago, IL 60622 {hereinafter referred to as "agent for unit owner(s)"} and **SEE ATTACHED SCHEDULE "A" FOR UNIT LENDERS** and any persons claiming an interest in the premises herein and states:

That on **7/30/2015**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **The 1018 N. Larrabee Street Condominium 1018-1020 Larrabee Street Chicago, IL 60610**

A/K/A: **All Units as shown on Exhibit "A" and their undivided percentage interest in the common elements in The 1018 N. Larrabee Street Condominium as recorded in Condominium Declaration Document #1610344014 recorded 4/12/2016 and more fully described as follows: SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "B"**

A/K/A: **Tax# 17-04-317-012; 17-04-317-013**

and **CONSTRUCTION DESIGN SERVICES, LTD.** was the owner's contractor for the improvement thereof. That on or about **7/30/2015**, said contractor made a subcontract with the claimant to provide **labor and**

UNOFFICIAL COPY

material for carpentry, drywall and flashing installation for and in said improvement, and that on or about **4/28/2016** the claimant completed thereunder all that was required to be done by said subcontract.

The following amounts are due on said subcontract:

Original Contract Amount	\$355,425.00
Change Orders/Extras	\$101,600.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$390,022.00
Total Balance Due	\$67,003.00 *

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Sixty Seven Thousand Three Dollars and 00/100 (\$67,003.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

- SEE ATTACHED EXHIBIT "A" FOR ALLOCATION OF DOLLAR AMOUNT PER UNIT

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 August 18, 2016.

ALL CONSTRUCTION SERVICES, LLC



Tom Zeman Manager

Prepared By:

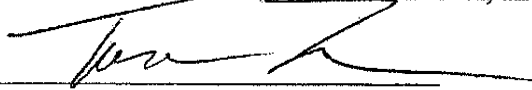
ALL CONSTRUCTION SERVICES, LLC
21276 N. Boshome Circle,
Kildeer, IL 60047

UNOFFICIAL COPY

VERIFICATION

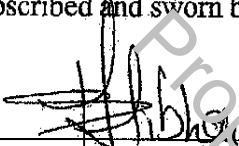
State of IL
County of Lake

The affiant, Tom Zeman, being first duly sworn, on oath deposes and says that the affiant is Manager 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.

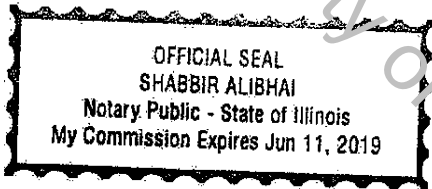


Tom Zeman Manager

Subscribed and sworn before me this August ²⁴~~18~~, 2016.



Notary Public's Signature



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Schedule "A"

Owner Name	Mortgage	Unit
Aaron Snyder	Fairway Independent Mortgage Corp.	2N
Larrabee Street Properties, LLC		2S
Donald R. Druse	MERS* as nominee for Academy Mortgage Corporation	3N
Larrabee Street Properties, LLC		3S
Robert Kirk Williams	Wells Fargo Bank, N.A.	4N
Larrabee Street Properties, LLC		4S
Nicholas Galanopoulos	Associated Bank, N.A.	5N
Michael Robert Shoemaker Samuel L. Spencer	*Mers as nominee for Key Mortgage Services, Inc.	5S
John Drexler Imelda Drexler	JPMorgan Chase Bank, N.A.	6 (Penthouse)
John Drexler Imelda Drexler		101

*Mortgage Electronic Registration Systems, Inc.

UNOFFICIAL COPY

EXHIBIT "A"

UNIT DESIGNATIONS AND PERCENTAGE OWNERSHIP INTERESTS

<u>Unit</u>	<u>% Interest</u>	<u>Amount</u>
2N	9.512%	\$ 6,371.29
2S	9.172%	6,144.18
3N	9.376%	6,284.88
3S	9.579%	6,418.89
4N	9.444%	6,325.08
4S	9.648%	6,465.79
5N	9.512%	6,371.29
5S	9.987%	6,693.60
(. Penthouse)	20.380%	13,655.20
101	<u>3.390%</u>	<u>2,271.40</u>
	100.00%	\$ 67,003.00

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "B"

17-04-317-012 – The North ½ of Lot 13 in Block 93 in Elston Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

17-04-317-013 - The South ½ of Lot 13 in Block 93 in Elston Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

Property of Cook County Clerk's Office