

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc#: 1800557189 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/05/2018 11:06 AM Pg: 1 of 16

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

CHICAGO TOWN CONSTRUCTION, INC.

CLAIMANT

-VS-

MRR 678 Kingsbury Owner, LLC

SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT OWNERS

SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT LENDERS

The Ronsley Condominium Association

Park Row Holding LLC

LG Construction Group LLC a/k/a LG Construction LLC or in the alternative, LG Development Group, LLC

DEFENDANT(S)

The claimant, **CHICAGO TOWN CONSTRUCTION, INC.** of Mount Prospect, IL, 60056 County of Cook, hereby files a claim for lien against **LG Construction Group LLC a/k/a LG Construction LLC or in the alternative, LG Development Group, LLC** contractor of 2234 W. North Avenue, Suite #1, Chicago, IL and **SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT OWNERS** and **MRR 678 Kingsbury Owner, LLC (Original Owner), Park Row Holding LLC** Chicago, IL 60654 {hereinafter referred to as "owner(s)"} and **SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT LENDERS** {hereinafter referred to as "lender(s)"} and **The Ronsley Condominium Association (Party in Interest)** Chicago, IL 60611 and any persons claiming an interest in the premises herein and states:

That on **1/15/2016**, the original owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **The Ronsley Building 678 N. Kingsbury Chicago, IL 60654**

A/K/A: **All Units as shown on Schedule "A" and their undivided percentage interest in the common elements in The Ronsley Condominium as described in Condominium Declaration Document #1728529063 recorded on 10/12/2017 and more fully described as follows: SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A: **Tax# 17-09-122-002; 17-09-122-003; 17-09-122-004; 17-09-122-007; 17-09-122-008**

and **LG Construction Group LLC a/k/a LG Construction LLC or in the alternative, LG Development Group, LLC** was the original owner's contractor for the improvement thereof. That on or about **1/15/2016**, said contractor made a subcontract with the claimant to provide **labor and material for concrete work including but not limited to: foundation, structural slabs and topping slabs** for and in said improvement, and that on or about **9/22/2017** the claimant completed thereunder all that was required to be done by said subcontract.

UNOFFICIAL COPY

The following amounts are due on said subcontract:

Original Contract Amount	\$1,830,000.00
Change Orders/Extras	\$607,717.88
Credits	\$.00
Work Not Performed	\$.00
Payments	\$2,157,987.49
Total Balance Due	\$279,730.39 *

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Two Hundred Seventy Nine Thousand Seven Hundred Thirty Dollars and 39/100 (\$279,730.39) 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 Schedule "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 December 21, 2017.

CHICAGO TOWN CONSTRUCTION, INC.

X Michael J. Chapman President

Prepared By:

CHICAGO TOWN CONSTRUCTION, INC.

300 Bobby Lane,

Mount Prospect, IL 60056

VERIFICATION

State of IL

County of Cook

The affiant, Michael J. Chapman, being first duly sworn, on oath deposes and says that the affiant is President 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.

X Michael J. Chapman President

Subscribed and sworn before me this December 21, 2017.

X Alice K. Chapman
Notary Public's Signature

171238998 mlngc



UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

LOTS 1, 2, 3, 4, 5 AND 6 (EXCEPT THAT PART OF SAID LOT 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE RUNNING NORTH ON THE WEST LINE OF SAID LOT 6, 36.00 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING), AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 THROUGH 5, ALL IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE MAP OF SAID ADDITION RECORDED JUNE 16, 1856 AS IN BOOK 98 OF MAPS, PAGE 89 AS DOCUMENT NUMBER 72185 AND RECORDED JANUARY 10, 1866 IN BOOK 163 OF MAPS, PAGES 76 AND 87 AS DOCUMENT NUMBER 107695, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF EACH OF LOTS 7 AND 8 IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 60.2 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 15.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, WHICH POINT IS 41.38 FEET WEST OF SAID NORTHEAST CORNER OF LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 7 AND 8 A DISTANCE OF 41.38 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF EACH OF LOTS 24, 25 AND 26 IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 26 AFORESAID AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 82.74 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 100.34 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24, WHICH POINT IS 56.67 FEET WEST OF SAID NORTHEAST CORNER OF LOT 26; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 24, 25 AND 26 A DISTANCE OF 56.67 FEET TO THE POINT OF BEGINNING, AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 24, 25 AND 26, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 27 AND 28, AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF

UNOFFICIAL COPY

AND ADJOINING LOTS 27 AND 28, IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM

PARCEL "A":

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 14.40 FEET ABOVE CHICAGO CITY DATUM AND THAT OTHER CERTAIN HORIZONTAL PLANE LOCATED 27.85 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, BEING ALSO THE INTERSECTION OF THE NORTH LINE OF WEST ERIE STREET WITH THE WEST LINE OF NORTH KINGSBURY STREET; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, BEING CONGRUENT WITH THE SAID WEST LINE OF KINGSBURY STREET A DISTANCE OF 35.10 FEET TO ITS INTERSECTION WITH CENTER LINE OF AN INTERIOR WALL OF A FOURTH STORY BUILDING COMMONLY KNOWN AS 676 NORTH KINGSBURY STREET IN CHICAGO; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 59 MINUTES 48 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE A DISTANCE OF 27.58 FEET TO THE POINT ON AN EXTERIOR WALL OF SAID FOURTH STORY BUILDING; THENCE SOUTH ALONG A LINE MAKING AN ANGLE 90 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE EAST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 35.08 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT, BEING ALSO THE NORTH LINE OF WEST ERIE STREET, THENCE EAST ALONG THE SAID NORTH LINE OF WEST ERIE STREET, A DISTANCE OF 27.58 FEET TO A POINT OF BEGINNING.

ALSO

PARCEL "B":

THAT PROPERTY AND SPACE CONTAINED WITHIN ABOVE A CERTAIN HORIZONTAL PLANE LOCATED 29.90 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, BEING ALSO THE INTERSECTION OF THE NORTH LINE OF WEST ERIE STREET WITH THE WEST LINE OF NORTH KINGSBURY STREET; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, BEING CONGRUENT WITH THE SAID WEST LINE OF KINGSBURY STREET A DISTANCE OF 34.64 FEET TO ITS INTERSECTION WITH CENTER LINE OF AN INTERIOR WALL OF A FOURTH AND SIXTH STORY BUILDING COMMONLY

UNOFFICIAL COPY

--- KNOWN AS 676 NORTH KINGSBURY STREET IN CHICAGO; THENCE WEST ALONG A SAID CENTER LINE MAKING AN ANGLE OF 89 DEGREES 59 MINUTES 48 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE A DISTANCE OF 40.11 FEET TO THE POINT; THENCE NORTH ALONG THE CENTER LINE OF AN INTERIOR WALL OF A FOURTH AND SIXTH STORY BUILDING MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE, EAST TO NORTH FROM LAST DESCRIBED COURSE EXTENDED WEST, A DISTANCE OF 1.31 TO A POINT OF INTERSECTION OF SAID CENTER LINE OF AN INTERIOR WALL WITH AN EXTERIOR WALL OF 4 STORY BUILDING EXTENDED EAST; THENCE WEST ALONG SAID EXTERIOR WALL AND ITS EASTERLY EXTENSION MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM LAST DESCRIBED COURSE, A DISTANCE OF 7.89 FEET; THENCE SOUTH ALONG THE LINE MAKING AN ANGLE OF 90 DEGREES 00 MINUTES 12 SECONDS MEASURED CLOCKWISE, EAST TO SOUTH FROM THE LAST DESCRIBED COURSE A DISTANCE OF 35.91 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT ON THE NORTH LINE OF WEST ERIE STREET, THENCE EAST ALONG SAID NORTH LINE OF SAID WEST ERIE STREET TO A POINT OF BEGINNING.

Address: 668-676 N. Kingsbury, Chicago, Illinois

PIN: 17-09-122-002
17-09-122-003
17-09-122-004
17-09-122-007
17-09-122-008

UNOFFICIAL COPY

EXHIBIT ^{"B"}

Legal Description

Parcel "A"

That property and space contained within and between a certain horizontal plane located 14.40 feet above Chicago City Datum and that other certain horizontal plane located 27.85 feet above Chicago City Datum lying within the boundaries projected vertically of that part of the above described property taken as a tract:

Parcel 1:

Lots 1, 2, 3, 4, 5 and 6 (except that part of said Lot 6 described as follows: beginning at the Southwest corner of said Lot 6, thence running North on the West line of said Lot 6, 36.00 feet; thence Southeasternly in a straight line to the Southeast corner of said Lot, thence Westerly on the South line of said Lot to the point of beginning), and the North 1/2 of vacated alley lying South of and adjoining said Lots 1 through 5, all in Block 12 in Higgins, Law and Company's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, reference being had to the map of said Addition recorded June 16, 1856 as in Book 98 of Maps, page 89 as document number 72185 and recorded January 10, 1866 in Book 163 of Maps, pages 86 and 87 as document number 107698, in Cook County, Illinois.

Parcel 2:

That part of each of Lots 7 and 8 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 7 aforesaid and running thence South along the East line of said Lot 7, a distance of 60.44 feet; thence Northwestwardly along a straight line, a distance of 73.27 feet to a point on the North line of said Lot 8, which point is 41.38 feet West of said Northeast corner of Lot 7; thence East along the North line of said Lots 7 and 8 a distance of 41.38 feet to the point of beginning, all in Cook County, Illinois.

Parcel 3:

That part of each of Lots 24, 25 and 26 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 26 aforesaid and running thence South along the East line of said Lot 26, a distance of 82.74 feet; thence Northwestwardly along a straight line a distance of 100.34 feet to a point on the North line of said Lot 24, which point is 56.67 feet West of said Northeast corner of Lot 26; thence East along the North line of said Lots 24, 25 and 26 a distance of 56.67 feet to the point of beginning, and the South 1/2 of the vacated alley lying North of and adjoining said Lots 24, 25 and 26, in Cook County, Illinois.

Parcel 4:

Lots 27 and 28, and the South 1/2 of the vacated alley lying North of and adjoining Lots 27 and 28, in Block 12 in Higgins, Law and Company's Addition to Chicago, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

UNOFFICIAL COPY

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

Beginning at the Southeast corner of said tract, being also the intersection of the North line of West Erie Street with the West line of North Kingsbury Street; thence North along the East line of said tract, being congruent with the said West line of Kingsbury Street a distance of 35.10 feet to its intersection with center line of an interior wall of a fourth story building commonly known as 676 North Kingsbury Street in Chicago; thence West along a line making an angle of 89 degrees 59 minutes 48 seconds measured clockwise, South to West from the last described course a distance of 27.58 feet to the point on an exterior wall of said fourth story building; thence South along a line making angle 90 degrees 00 minutes 00 seconds measured clockwise East to South from the last described course, a distance of 35.08 feet to a point on the South line of said tract, being also the North line of West Erie Street, thence East along the said North line of West Erie Street, a distance of 27.58 feet to a point of beginning.

Also

Parcel "B"

That property and space contained within above a certain horizontal plane located 29.90 feet above Chicago city datum lying within the boundaries projected vertically of that part of the above described property taken as a tract.

Parcel 1:

Lots 1, 2, 3, 4, 5 and 6 (except that part of said Lot 6 described as follows: beginning at the Southwest corner of said Lot 6, thence running North on the West line of said Lot 6, 36.00 feet; thence Southeasterly in a straight line to the Southeast corner of said Lot, thence Westerly on the South line of said Lot to the point of beginning), and the North 1/2 of vacated alley lying South of and adjoining said Lots 1 through 5, all in Block 12 in Higgins, Law and Company's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, reference being had to the map of said Addition recorded June 16, 1856 as in Book 98 of Maps, page 89 as document number 72185 and recorded January 10, 1866 in Book 153 of Maps, pages 86 and 87 as document number 107695, in Cook County, Illinois.

Parcel 2:

That part of each of Lots 7 and 8 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 7 aforesaid and running thence South along the East line of said Lot 7, a distance of 60.44 feet; thence Northwestwardly along a straight line, a distance of 73.27 feet to a point on the North line of said Lot 8, which point is 41.38 feet West of said Northeast corner of Lot 7; thence East along the North line of said Lots 7 and 8 a distance of 41.38 feet to the point of beginning, all in Cook County, Illinois.

Parcel 3:

That part of each of Lots 24, 25 and 26 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 26 aforesaid and running thence South along the East line of said Lot 26, a distance of 82.74 feet; thence Northwestwardly along a straight line a distance of 100.34 feet to a point on the North line

UNOFFICIAL COPY

of said Lot 24, which point is 56.67 feet West of said Northeast corner of Lot 26; thence East along the North line of said Lots 24, 25 and 26 a distance of 56.67 feet to the point of beginning, and the South 1/2 of the vacated alley lying North of and adjoining said Lots 24, 25 and 26, in Cook County, Illinois.

Parcel 4:

Lots 27 and 28, and the South 1/2 of the vacated alley lying North of and adjoining Lots 27 and 28, in Block 12 in Higgins, Law and Company's Addition to Chicago, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

Beginning at the Southeast corner of said tract, being also the intersection of the North line of West Erie Street with the West line of North Kingsbury Street; thence North along the East line of said tract, being congruent with the said West line of Kingsbury Street a distance of 34.64 feet to its intersection with center line of an interior wall of a fourth and sixth story building commonly known as 676 North Kingsbury Street in Chicago; thence West along a said center line making an angle of 89 degrees 59 minutes 48 seconds measured clockwise, South to West from the last described course a distance of 40.11 feet to the point; thence North along the center line of an interior wall of a fourth and sixth story building making an angle of 90 degrees 00 minutes 00 seconds measured clockwise, East to North from last described course extended West, a distance of 1.31 to a point of intersection of said center line of an interior wall with an exterior wall of 4 story building extended East, thence West along said exterior wall and its Easterly extension making an angle of 90 degrees 00 minutes 00 seconds measured clockwise, South to West from last described course, a distance of 7.89 feet; thence South along the line making an angle of 90 degrees 00 minutes 12 seconds measured clockwise, East to South from the last described course a distance of 35.91 feet to the Southwest corner of said tract, being also the point on the North line of West Erie Street, thence East along said North line of said West Erie Street to a point of beginning, in Cook County, Illinois.

Parcel "C"

Parking Units P-52 and P-53 in the Ronsley Condominiums as delineated on a survey of the following described real estate:

Parcel 1:

Lots 1, 2, 3, 4, 5 and 6 (except that part of said Lot 6 described as follows: Beginning at the Southwest corner of said Lot 6, thence running North on the West line of said Lot 6, 36.00 feet; thence Southeasterly in a straight line to the Southeast corner of said Lot, thence Westerly on the South line of said Lot to the point of beginning), and the North 1/2 of vacated alley lying South of and adjoining said Lots 1 through 5, all in Block 12 in Higgins, Law and Company's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, reference being had to the map of said Addition recorded June 16, 1856 as in Book 98 of Maps, page 89 as document number 72185 and recorded January 10, 1866 in Book 163 of Maps, pages 86 and 87 as document number 107695, in Cook County, Illinois.

Parcel 2:

UNOFFICIAL COPY

That part of each of Lots 7 and 8 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 7 aforesaid and running thence South along the East line of said Lot 7, a distance of 60.44 feet; thence Northwestwardly along a straight line, a distance of 73.27 feet to a point on the North line of said Lot 8, which point is 41.38 feet West of said Northeast corner of Lot 7; thence East along the North line of said Lots 7 and 8 a distance of 41.38 feet to the point of beginning, all in Cook County, Illinois.

Parcel 3:

That part of each of Lots 24, 25 and 26 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 26 aforesaid and running thence South along the East line of said Lot 26, a distance of 82.74 feet; thence Northwestwardly along a straight line a distance of 100.34 feet to a point on the North line of said Lot 24, which point is 56.67 feet West of said Northeast corner of Lot 26; thence East along the North line of said Lots 24, 25 and 26 a distance of 56.67 feet to the point of beginning, and the South 1/2 of the vacated alley lying North of and adjoining said Lots 24, 25 and 26, in Cook County, Illinois.

Parcel 4:

Lots 27 and 28, and the South 1/2 of the vacated alley lying North of and adjoining Lots 27 and 28, in Block 12 in Higgins, Law and Company's Addition to Chicago, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Excepting therefrom

Parcel "A":

That property and space contained within and between a certain horizontal plane located 14.40 feet above Chicago City Datum and that other certain horizontal plane located 27.85 feet above Chicago City Datum lying within the boundaries projected vertically of that part of the above described property taken as a tract:

Beginning at the Southeast corner of said tract, being also the intersection of the North line of West Erie Street with the West line of North Kingsbury Street; thence North along the East line of said tract, being congruent with the said West line of Kingsbury Street a distance of 35.10 feet to its intersection with center line of an interior wall of a fourth story building commonly known as 676 North Kingsbury Street in Chicago; thence West along a line making an angle of 89 degrees 59 minutes 48 seconds measured clockwise, South to West from the last described course a distance of 27.58 feet to the point on an exterior wall of said fourth story building; thence South along a line making angle 90 degrees 00 minutes 00 seconds measured clockwise, East to South from the last described course, a distance of 35.08 feet to a point on the South line of said tract, being also the North line of West Erie Street, thence East along the said North line of West Erie Street, a distance of 27.58 feet to a point of beginning.

Also

UNOFFICIAL COPY

Parcel "B":

That property and space contained within above a certain horizontal plane located 29.90 feet above Chicago city datum lying within the boundaries projected vertically of that part of the above described property taken as a tract:

Beginning at the Southeast corner of said tract, being also the intersection of the North line of West Erie Street with the West line of North Kingsbury Street; thence North along the East line of said tract, being congruent with the said West line of Kingsbury Street a distance of 34.64 feet to its intersection with center line of an interior wall of a fourth and sixth story building commonly known as 676 North Kingsbury Street in Chicago; thence West along a said center line making an angle of 89 degrees 59 minutes 48 seconds measured clockwise, South to West from the last described course a distance of 40.11 feet to the point; thence North along the center line of an interior wall of a fourth and sixth story building making an angle of 90 degrees 00 minutes 00 seconds measured clockwise, East to North from last described course extended West, a distance of 1.31 to a point of intersection of said center line of an interior wall with an exterior wall of 4 story building extended East, thence West along said exterior wall and its Easterly extension making an angle of 90 degrees 00 minutes 00 seconds measured clockwise, South to West from last described course, a distance of 7.87 feet; thence South along the line making an angle of 90 degrees 00 minutes 12 seconds measured clockwise, East to South from the last described course a distance of 37.91 feet to the Southwest corner of said tract, being also the point on the North line of West Erie Street; thence East along said North line of said West Erie Street to a point of beginning;

Which survey is attached to as Exhibit "D" to the Declaration of Condominium recorded as document number 1728529063, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 17-09-122-003-0000
17-09-122-004-0000
17-09-122-008-0000

Address of Real Estate: 658 N. Kingsbury Street and
Parking Units P-52 and P-53 at 668 N. Kingsbury Street
Chicago, Illinois 60654

UNOFFICIAL COPY

EXHIBIT "C"

PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

RESIDENTIAL UNITS	OWNERSHIP INTEREST IN THE COMMON ELEMENTS
101	1.63%
103	1.58%
104	1.99%
105	2.35%
201	2.01%
301	2.01%
401	2.01%
501	2.01%
202	1.95%
302	1.95%
402	1.95%
502	1.95%
203	2.32%
303	2.32%
403	2.32%
503	2.32%
204	2.78%
304	2.78%
404	2.78%
504	2.78%
205	2.32%
305	2.32%
405	2.32%
505	2.32%
206	1.39%
306	1.48%
406	1.48%
506	1.48%

UNOFFICIAL COPY

207	--	1.49%
307		1.49%
407		1.49%
507		1.49%

601		4.79%
602		3.99%
603		3.85%
604		4.11%
605		3.47%
606		1.90%
607		1.93%
608		4.16%

PARKING UNITS

		0.133%
P-3		0.118%
P-4		0.088%
P-5		0.088%
P-6		0.133%
P-7		0.133%
P-8		0.133%
P-9		0.133%
P-10		0.133%
P-11		0.133%
P-12		0.133%
P-13		0.133%
P-14		0.133%
P-15		0.133%
P-17		0.118%
P-18		0.133%
P-19		0.118%
P-20		0.118%
P-20.5		0.118%
P-21		0.118%
P-22		0.118%
P-22.5		0.118%
P-23		0.133%
P-24		0.118%
P-25		0.118%

UNOFFICIAL COPY

P-26	0.118%
P-27	0.118%
P-28	0.118%
P-29	0.118%
P-30	0.118%
P-31	0.118%
P-32	0.118%
P-33	0.118%
P-34	0.118%
P-35	0.118%
P-36	0.118%
P-38	0.118%
P-39	0.118%
P-40	0.088%
P-41	0.088%
P-42	0.088%
P-43	0.088%
P-44	0.088%
P-45	0.088%
P-46	0.088%
P-47	0.088%
P-48	0.088%
P-49	0.088%
P-50	0.088%
P-51	0.088%
P-52	0.118%
P-53	0.118%
P-54	0.118%
P-55	0.088%
P-56	0.088%
P-57	0.088%
P-58	0.088%
P-59	0.088%
P-60	0.088%
P-61	0.088%
P-62	0.088%
P-63	0.133%
P-64	0.133%

UNOFFICIAL COPY

SCHEDULE "A"

Chicago Town Construction vs. LG Construction Group LLC a/k/a
LG Construction LLC, or in the alternative, LG Development Group, LLC

The Ronsley Condominium, 678 N. Kingsbury, Chicago, IL 60654

Sold Units Unit	Owner	Lender	Amount
101 & P-18	Kenneth Erke; Melissa J. Erke Kenneth Erke; Melissa J. Erke	MERS* as nominee for Gold Coast Bank * Mortgage Electronic Registration Systems, Inc.	4,559.61 372.04
202 & P-46 P-47	John B. Ittner; Jennifer Lucille Ittner	MERS* as nominee for Citibank, NA * Mortgage Electronic Registration	5,454.74 246.16 246.16
206 & P-31	Samir Suri; Simone Suri	Wells Fargo Bank, NA Systems, Inc.	3,888.25 330.38
302 & P-1	Alexander W. Dyer Alexander W. Dyer	JPMorgan Chase Bank, NA	5,454.74 372.04
305 & P-61, P-62	Samantha Yeager		6,489.75 246.16 246.16
405 & P-28	John Mangan	bmortgage, a Division of Bridgeview Bank Group	6,489.75 330.08
504 & P-10 P- 11	Robert Mosher		7,776.50 372.04 372.04
505 & P-4 & P-5	Jennifer Jhin		6,489.75 246.16 246.16
506 & P-40 & P-41	Jill M. Delaney and any successor in trust, not individually but solely as trustee of the RT Delaney Revocable Trust		4,140.01 246.16 246.16
P-52 & P-53	Park Row Holding LLC		330.08 330.08
Non- Unit Parcel	Park Row Holding LLC See Attached Legal Description Exhibit "B" % Interest to be determined		

UNOFFICIAL COPY

Unsold Units Owner of all Unsold Units is Lender of all Unsold Units is
 MRR 678 Kingsbury Owner LLC Associated Bank, NA

103	4,419.74
104	5,566.63
105	6,573.66
201	5,622.58
203	6,489.75
204	7,776.50
205	6,489.75
207	4,167.98
301	5,622.58
303	6,489.75
304	7,776.50
306	4,140.01
307	4,167.98
401	5,622.58
402	5,454.74
403	6,489.75
404	7,776.50
406	4,140.01
407	4,167.98
501	5,622.58
502	5,454.74
503	6,489.75
507	4,167.98
601	13,399.09
602	11,161.24
603	10,769.62
604	11,496.92
605	9,706.64
606	5,314.88
607	5,398.80
608	11,636.78

Unsold Parking Units

P-3	330.08
P-6	372.04
P-7	372.04
P-8	372.04
P-9	372.04
P-12	372.04
P-13	372.04
P-14	372.04

UNOFFICIAL COPY

P-15	372.04
P-17	330.08
P-19	330.08
P-20	330.08
P-20.5	330.08
P-21	330.08
P-22	330.08
P-22.5	330.08
P-23	372.04
P-24	330.08
P-25	330.08
P-26	330.08
P-27	330.08
P-29	330.08
P-30	330.08
P-32	330.08
P-33	330.08
P-34	330.08
P-35	330.08
P-36	330.08
P-38	330.08
P-39	330.08
P-42	246.16
P-43	246.16
P-44	246.16
P-45	246.16
P-48	246.16
P-49	246.16
P-50	246.16
P-51	246.16
P-54	330.08
P-55	246.16
P-56	246.16
P-57	246.16
P-58	246.16
P-59	246.16
P-60	246.16
P-63	372.04
P-64	372.04

Property of Cook County Clerk's Office