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Doc#. 1810149054 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2018 11:05 AM Pg: 1 of 6

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R
ALL UNIT OWNERS OF RECORD
C/O THE BRENDDEL CONDOMINIUM
ASSOCIATION
2550 W FULLERTON AVE
CHICAGO, IL 60647

VIA CERTIFIED MAIL R/R
PHOENIX RISING MANAGEMENT, LLC
1550 W CARROLL AVE STE 300
CHICAGO, IL 60607

VIA CERTIFIED MAIL R/R
SUSTAINABUILD LLC
DBA SUSTAINABUILD LLC 2550 W
FULLERTON SERIES
538 N. WESTERN
CHICAGO, IL 60612

VIA CERTIFIED MAIL R/R
LINCOLNWAY COMMUNITY BANK
1000 EAST LINCOLN HIGHWAY
NEW LENOX, IL 60451

VIA CERTIFIED MAIL R/R
PHOENIX RISING MANAGEMENT, LLC
C/O MITCHELL BRYAN
221 N LASALLE ST STE 3700
CHICAGO, IL 60601

VIA CERTIFIED MAIL R/R
THE BRENDDEL CONDOMINIUM
ASSOCIATION
C/O PAUL J. KULAS
2329 W CHICAGO AVE
CHICAGO, IL 60622

VIA CERTIFIED MAIL R/R
SUSTAINABUILD LLC
DBA SUSTAINABUILD LLC 2550 W
FULLERTON SERIES
C/O PAUL J KULAS, 2329 W CHICAGO
AVE
CHICAGO, IL 60622

THE CLAIMANT, THYSSENKRUPP ELEVATOR CORPORATION, located at 2801 NETWORK BOULEVARD, SUITE 700, FRISCO, TX 75034, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **THE BRENDDEL CONDOMINIUM ASSOCIATION, individually and as**

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representative of each of the Owners, condominium association, owners, ALL CONDOMINIUM UNIT OWNERS OF RECORD, owner, PHOENIX RISING MANAGEMENT, LLC interested party, SUSTAINABUILD LLC (owner), (collectively the "Owners"), LINCOLNWAY COMMUNITY BANK, mortgagee, and any other person claiming an interest in the real estate more fully described below, by, through, or under the Owners, stating as follows:

1. At all times relevant hereto and continuing to the present, Owners owned the following described land in the County of COOK, State of Illinois, to wit:

PARCELS: See Exhibit A

P.I.N.s: 13-25-428-031-0000

13-25-428-032-0000

13-25-428-033-0000

which property is commonly known as BRENDAL CONDOMINIUM ASSOCIATION, THE 2550 W FULLERTON AVE, CHICAGO, IL 60647.

2. That on or about 11/21/2017, THE BRENDAL CONDOMINIUM ASSOCIATION and/or PHOENIX RISING MANAGEMENT, LLC contracted with Claimant to furnish MATERIALS AND LABOR to said premises.
3. That the contract was entered into by THE BRENDAL CONDOMINIUM ASSOCIATION and/or PHOENIX RISING MANAGEMENT, LLC, and the work was performed with their knowledge and consent.
4. The Claimant completed its work under its contract on 12/20/2017, which entailed the delivery of said LABOR & MATERIALS: REPAIR OF ELEVATORS/ESCALATORS.
5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of FIVE THOUSAND, FIVE HUNDRED SEVENTEEN AND 23/100 DOLLARS (\$5,517.23), which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
6. Claimant claims a lien on the real estate and against the interest of the Owner(s), and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) in the amount of FIVE THOUSAND, FIVE HUNDRED SEVENTEEN AND 23/100 DOLLARS (\$5,517.23), plus interest.

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Dated: APRIL 9, 2018

THYSSENKRUPP ELEVATOR
CORPORATION

By: 
MR. CHRISTOPHER ZIEMANN, AR MANAGER

This notice was prepared by and
after recording should be mailed to:
MR. CHRISTOPHER ZIEMANN
THYSSENKRUPP ELEVATOR CORPORATION
c/o P. O. Box 241556
Cleveland, OH 44124

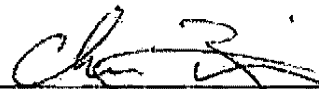
Reference: L770731 522550(159058)

County of Cook County Clerk's Office

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VERIFICATION

The undersigned, MR. CHRISTOPHER ZIEMANN, being first duly sworn, on oath deposes and states that s/he is an authorized representative of THYSSENKRUPP ELEVATOR CORPORATION, that s/he has read the above and foregoing General Contractor's Claim for Mechanic's Lien and that the statements therein are true and correct.

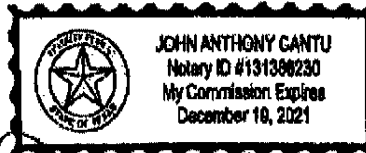


MR. CHRISTOPHER ZIEMANN, AR MANAGER

SUBSCRIBED AND SWORN to

Before me this 9th day of

April, 2018.




Notary Public

My commission expires: 12.18.21

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Exhibit A

ARTICLE II LEGAL DESCRIPTION OF PROPERTY

1. Description. The property hereby submitted to the provisions of the Act is legally described as follows:

LOTS 7, 8 AND 9 IN BLOCK 20 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE RETAIL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 7, 8 AND 9 IN BLOCK 20 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +17.28 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +29.52 FEET CHICAGO CITY DATUM, BEGINNING AT SOUTHEAST CORNER OF LOT 7, THENCE 1.91' WEST AND 2.31' NORTH TO A POINT OF BEGINNING; THENCE ALONG FINISHED SURFACE OF INTERIOR WALLS; THENCE 51.34' WEST; THENCE 7.39' NORTH; THENCE 6.18' WEST; THENCE 7.49' NORTH; THENCE 2.82' WEST; THENCE 38.39' NORTH; THENCE 14.69' EAST; THENCE 14.48' SOUTH; THENCE 17.10' EAST; THENCE 14.55' NORTH; THENCE 6.03' EAST; THENCE 5.03' NORTH; THENCE 20.32' EAST; THENCE 20.82' SOUTH; THENCE 2.26' EAST; THENCE 37.41' SOUTH TO THE POINT OF BEGINNING OF RETAIL PROPERTY, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-25-428-031-0000
13-25-428-032-0000
13-25-428-033-0000

Commonly known as: 2550 W. Fullerton Ave.
Chicago, Illinois 60647

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EXHIBIT A

Legal Description of Units

Parcel 1:

Units 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 4A, 4B, 4C, 4D, and 4E in The Brendel Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: LOTS 7, 8 AND 9 IN BLOCK 20 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE RETAIL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 7, 8 AND 9 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +17.28 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +29.52 FEET CHICAGO CITY DATUM, BEGINNING AT SOUTHEAST CORNER OF LOT 7, THENCE 1.91' WEST AND 2.31' NORTH TO A POINT OF BEGINNING; THENCE ALONG FINISHED SURFACE OF INTERIOR WALLS; THENCE 51.34' WEST; THENCE 7.39' NORTH; THENCE 6.18' WEST; THENCE 7.49' NORTH; THENCE 2.82' WEST; THENCE 38.39' NORTH; THENCE 14.69' EAST; THENCE 14.48' SOUTH; THENCE 17.10' EAST; THENCE 14.55' NORTH; THENCE 6.03' EAST; THENCE 5.03' NORTH; THENCE 20.32' EAST; THENCE 20.82' SOUTH; THENCE 2.26' EAST; THENCE 37.41' SOUTH TO THE POINT OF BEGINNING OF RETAIL PROPERTY, IN COOK COUNTY, ILLINOIS, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded _____, 2016 in the office of the Recorder of Deeds of Cook County, Illinois as Document Number _____, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space _____, a limited common element ("LCE") as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number _____ as are set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

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