

# UNOFFICIAL COPY

Doc#. 1812429168 Fee: \$57.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/04/2018 11:20 AM Pg: 1 of 19

**MECHANIC'S LIEN:  
NOTICE & CLAIM**

STATE OF ILLINOIS        }  
  }  
COUNTY OF Cook        }

Superior One Electric, Inc.

**CLAIMANT**

-VS-

MRR 678 Kingsbury Owner, LLC  
SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT OWNERS  
Park Row Holding LLC  
SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT LENDERS  
MRR 678 Kingsbury, LLC  
The Ronsley Condominium Association  
LG Construction Group LLC aka LG Construction LLC

**DEFENDANT(S)**

The claimant, **Superior One Electric, Inc.** of Westchester, IL, 60154 County of Cook, hereby files a claim for lien against **LG Construction Group LLC aka LG Construction LLC**, contractor of 2234 W. North Avenue, Suite #1, Chicago, IL and **MRR 678 Kingsbury Owner, LLC (Original Owner)** Highland Park, IL 60035 **Park Row Holding LLC** Chicago, IL 60603 **SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT OWNERS** {hereinafter referred to as "owner(s)"} and **SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT LENDERS** {hereinafter referred to as "lender(s)"} and **MRR 678 Kingsbury, LLC (Party in Interest)** Highland Park, IL 60035 **The Ronsley Condominium Association (Party in Interest)** Chicago, IL 60611 and any persons claiming an interest in the premises herein and states:

That on **3/1/2016**, the original owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address:        **The Ronsley Building 668 - 678 N. Kingsbury Chicago, IL 60654**

A/K/A:                 **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 aka LG Construction LLC** was the original owner's contractor for the improvement thereof. That on or about **3/1/2016**, said contractor made a subcontract with the claimant to provide labor and materials for electrical work for and in said improvement, and that on or about **2/13/2018**

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the claimant completed all that was required to be done by said subcontract except what the contractor prevented the claimant from completing.

The following amounts are due on said subcontract:

Original Contract Amount	\$1,080,000.00
Change Orders/Extras	\$1,184,934.33
Credits	\$ .00
Work Not Performed	\$ .00
Payments	\$1,852,580.96
Total Balance Due	\$412,353.37 *

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Four Hundred Twelve Thousand Three Hundred Fifty Three Dollars and 37/100 (\$412,353.37) 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 May 1, 2018.

Superior One Electric, Inc.

  
Gina Spata President

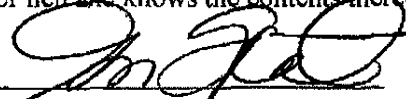
Prepared By:  
Superior One Electric, Inc.  
1212 Gardner Road,  
Westchester, IL 60154

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## VERIFICATION

State of IL  
County of Cook

The affiant, Gina Spata, 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.

  
Gina Spata President

Subscribed and sworn before me this May 1, 2018.

  
Notary Public's Signature



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## Schedule "A"

Superior One Electric, Inc. vs.  
 LG Construction Group LLC aka LG Construction LLC

Sold Units	Unit	Owner	Lender	Common Area and Retention	Extras	Total Balance per Unit
101 & P-18	Kenneth Erke; Melissa J. Erke	MERS* as nominee for Gold Coast Bank		\$4,019.18 \$328.24		\$4,347.43
103 & P-3	Jakft LLC			\$3,895.78 \$291.22	\$327.82	\$4,514.83
104 & P-6	Mario McIntosh	Schaumburg Bank and Trust Company NA		\$4,907.66 \$328.24	\$1,193.76	\$6,429.66
105 & P-32	Akash Raj	Wells Fargo Bank, NA		\$5,796.14 \$291.22		\$6,087.36
201 & P-35	Kenneth K. Shaw, Jr. & Sarah Shaw	JPMorgan Chase Bank, NA		\$4,957.02 \$291.22	\$327.82	\$5,576.06
202 & P-46 & P-47	John B. Ittner & Jennifer Lucille Ittner	MERS* as nominee for Citibank, NA		\$4,808.94 \$217.18 \$217.18	\$2,070.70	\$7,314.01
203 & P-39	The Barry Missner Revocable Trust dated 02/18/2003 & The Eda Davidman Revocable Trust dated 5/15/2006	First American Bank		\$5,722.10 \$291.22	\$3,500.00	\$9,513.32
204 & P-7	Pankaj Roy Jain, Trustee of the Pankaj Roy Jain Revocalbe Trust, dated 3/19/2019	Wells Fargo Bank USA		\$6,857.37 \$328.24	\$4,996.55	\$12,182.16
206 & P-31	Samir Suri & Simone Suri	Wells Fargo Bank, NA		\$3,426.87 \$291.22		\$3,718.09

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## Schedule "A"

Superior One Electric, Inc. vs.  
 LG Construction Group LLC aka LG Construction LLC

Unit	Owner	Lender	Common Area and Retention	Extras	Total Balance per Unit
207 & P-29	Ameet Shahani & Priyanka Pande	Wells Fargo Bank, NA	\$3,673.66 \$291.22	\$173.91	\$4,138.80
301 & P-34	Madonna M. Cole & Peter V. Commons		\$4,957.02 \$291.22		\$5,248.24
302 & P-1	Alexander W. Dyer	JPMorgan Chase Bank, NA	\$4,808.94 \$328.24	\$8,260.00	\$13,397.18
303 & P-42	Steven P. Gonzalez & Dina Nelson Gonzalez	The Farmers State Bank & Trust Company	\$5,722.10 \$217.18		\$5,722.10 \$217.18
304 & P-43			\$217.18		\$217.18
305 & P-61 & P-62	Samantha Yeager		\$5,722.10 \$217.18 \$217.18		\$6,156.46
306 & P-64	Edward Skae & Heather Skae	MERS* as nominee for Guaranteed Rate Inc.	\$3,648.98 \$328.24	\$443.76	\$4,420.99
307 & P-63	Mark Karides	MERS* as nominee for A&N Mortgage Services, Inc.	\$3,673.66 \$328.24	\$443.76	\$4,445.67
403 & P-25	Must Win Property LLC		\$5,722.10 \$291.22	\$327.82	\$6,341.14
405 & P-28	John Mangan	MERS* as nominee for mortgage, a Division of Bridgeview Bank Group	\$5,722.10 \$291.22		\$6,013.32
407 & P-30	Leah Bruno	MERS* as nominee for Citibank, NA	\$3,673.66 \$291.22	\$173.90	\$4,138.79

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## Schedule "A"

Superior One Electric, Inc. vs.  
 LG Construction Group LLC aka LG Construction LLC

Unit	Owner	Lender	Common Area and Retention	Extras	Total Balance per Unit
504 & P-10 & P-11	Robert Mosher	The Northern Trust Company	\$6,857.37 \$328.24 \$328.24	\$934.50	\$8,448.36
505 & P-4 & P-5	Jennifer Jhin		\$5,722.10 \$217.18 \$217.18		\$6,156.46
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		\$3,648.98 \$217.18 \$217.18	\$443.76	\$4,527.11
608 & P-12 & P-13	David L. Ruttenberg & Jessica D. Ruttenberg	Wells Fargo Bank, NA	\$10,263.20 \$328.24 \$328.24	\$31,293.08	\$42,212.76
P-52 & P-53	Park Row Holding LLC		\$291.22 \$291.22		\$582.45
Non- Condo Parcel 109	Park Row Holding LLC See Attached Legal Description Exhibit "B" % Interest to be determined			\$8,830.00	\$8,830.00
<b>Unsold Units</b>	<b>Owner of all Unsold Units is</b>	<b>Lender of all Unsold Units is</b>			
205	MRR 678 Kingsbury Owner LLC	Associated Bank, NA	\$5,722.10		\$5,722.10
304			\$6,857.37		\$6,857.37
401			\$4,957.02	\$327.82	\$5,284.84
402			\$4,808.94	\$327.82	\$5,136.76
404			\$6,857.37	\$327.82	\$7,185.19
406			\$3,648.98		\$3,648.98
501			\$4,957.02		\$4,957.02

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## Schedule "A"

Superior One Electric, Inc. vs.  
 LG Construction Group LLC aka LG Construction LLC

Unit	Owner	Lender	Common Area and Retention	Extras	Total Balance per Unit
502			\$4,808.94		\$4,808.94
503			\$5,722.10		\$5,722.10
507			\$3,673.66		\$3,673.66
601			\$11,818.03	\$19,559.17	\$31,377.20
602			\$1,843.64	\$20,546.19	\$30,389.83
603			\$9,498.12	\$16,078.00	\$25,576.12
604			\$10,139.80	\$6,542.42	\$16,682.22
605			\$8,560.28	\$14,094.62	\$22,654.90
606			\$4,685.54	\$6,280.32	\$10,965.86
607			\$4,759.58	\$17,729.11	\$22,488.69
P-8			\$328.24		\$328.24
P-9			\$328.24		\$328.24
P-14			\$328.24		\$328.24
P-15			\$328.24		\$328.24
P-17			\$291.22		\$291.22
P-19			\$291.22		\$291.22
P-20			\$291.22		\$291.22
P-20.5			\$291.22		\$291.22
P-21			\$291.22		\$291.22
P-22			\$291.22		\$291.22
P-22.5			\$291.22		\$291.22
P-23			\$328.24		\$328.24
P-24			\$291.22		\$291.22
P-26			\$291.22		\$291.22
P-27			\$291.22		\$291.22
P-33			\$291.22		\$291.22
P-36			\$291.22		\$291.22
P-38			\$291.22		\$291.22
P-44			\$217.18		\$217.18
P-45			\$217.18		\$217.18

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## Schedule "A"

Superior One Electric, Inc. vs.  
 LG Construction Group LLC aka LG Construction LLC

Unit	Owner	Lender	Common Area and Retention	Extras	Total Balance per Unit
P-48			\$217.18		\$217.18
P-49			\$217.18		\$217.18
P-50			\$217.18		\$217.18
P-51			\$217.18		\$217.18
P-54			\$291.22		\$291.22
P-55			\$217.18		\$217.18
P-56			\$217.18		\$217.18
P-57			\$217.18		\$217.18
P-58			\$217.18		\$217.18
P-59			\$217.18		\$217.18
P-60			\$217.18		\$217.18
			\$246,798.95		\$412,353.38

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## 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, 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 85 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 75.27 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

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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

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

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----- 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

COOK County Clerk's Office

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## 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 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:

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.

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## 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 163 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



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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:**

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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 5:**

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 35.13 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

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**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 7.89 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;

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



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## EXHIBIT C

### PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS

RESIDENTIAL UNITS	OWNERSHIP INTEREST IN THE COMMON ELEMENTS
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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%

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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

P-1		0.133%
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P-3		0.118%
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P-4		0.088%
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P-5		0.088%
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P-6		0.133%
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P-7		0.133%
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P-8		0.133%
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P-9		0.133%
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P-10		0.133%
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P-11		0.133%
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P-12		0.133%
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P-13		0.133%
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P-14		0.133%
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P-15		0.133%
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P-17		0.118%
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P-18		0.133%
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P-19		0.118%
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P-20		0.118%
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P-20.5		0.118%
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P-21		0.118%
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P-22		0.118%
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P-22.5		0.118%
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P-23		0.133%
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P-24		0.118%
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P-25		0.118%
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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%

Property of Cook County Clerk's Office