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\*1816316078\*

Doc# 1816316078 Fee \$38.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2018 03:45 PM PG: 1 OF 10

**SUB-CONTRACTOR'S  
NOTICE AND CLAIM FOR  
MECHANICS LIEN**

STATE OF ILLINOIS )  
 )§  
COUNTY OF COOK )

The claimant, **Matan's Painting & Decorating, Ltd**, an Illinois corporation, d/b/a the **Matan Group ("Claimant")** with an address at 175 South Wheeling Road, Village of Wheeling, County of Cook, State of Illinois, hereby files notice and claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of **MRR 678 Kingsbury Owner LLC ("Owner")** and all of the following persons with interest in the Real Estate:

LG Construction Group LLC a/k/a LG Construction LLC

The Ronsley Condominium Association

Park Row Holding LLC

All owners of residential units and parking spaces at the Real Estate (See attached Exhibit "A")

All mortgagee's for all residential and parking units at the Real Estate.

And any person claiming an interest in the Real Estate by, through, or under the Owner.

That on or about September 20, 2016, the Owner owned the following described land, including all improvements thereon, in the County of Cook, State of Illinois, commonly known as 668-78 North Kingsbury, Chicago, Illinois, and legally described as follows ("**Real Estate**"):  
See Attached Exhibit "B" for Legal Description, Permanent Real Estate Index Number(s) and known Common Address of the Real Estate.

That on or about September 20, 2016 Claimant made a written contract ("**Contract**") with **LG Construction Group LLC a/k/a LG Construction LLC**, Owner's general contractor, under which Contract Claimant agreed to provide certain painting related services and materials for the multi-story high rise residential development to be constructed upon the Real Estate and for the original contract amount of Four Hundred and Fifty Thousand (\$450,000.00) Dollars, plus amounts for additional work which Owner may request of Claimant under the Contract from time to time.

That after the date of the Contract the Owner requested and Claimant provided additional labor and materials, as well as reductions in the scope of labor and materials to be provided under the Contract, which in the aggregate resulted in credits to the original Contract amount in the sum of Eight Thousand Six Hundred and Seventy-Seven (\$8,677.00) Dollars.

That as of the date of this lien, the Owner is entitled to an additional credit of One Hundred One Thousand Five Hundred and Seven Dollars (\$101,507.00) for work that has not been completed under the Contract.

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That as of the date of this lien, the Claimant has received payments in the total amounts of Two Hundred and Eighty-Six Thousand Eight Hundred and Fifteen Dollar and Sixty Cents (\$286,815.60) (“Payments”).

As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of Fifty-Three Thousand Dollars and Forty Cents (\$53,000.40), which principal amounts bear interest at the statutory rate.

The Contract was entered into by Owner, and the work was performed with the knowledge and consent of the Owner.

Claimant last performed work under the Contract on March 15, 2018.

Claimant claims a lien on the Real Estate (including all residential units and their undivided percentage interest in the common elements in the Ronsley Condominium, as delineated in Condominium Declaration Document #1728529063 recorded 10/12/2017, and all unrecorded residential units located thereon) in the amount of **Fifty-Three Thousand Dollars and Forty Cents (\$53,000.40)** plus interest. Claimant’s lien claim is allocated as set forth upon the attached Exhibit “C”.

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 this 12<sup>th</sup> day of June, 2018.

**Matan’s Painting and Decorating, Ltd,  
an Illinois corporation, d/b/a The Matan Group**

By:   
Daniel Matan, as President

This Document Has Been Prepared  
By and After Recording Should Be  
Returned To:

Kostas L. Cios  
STOTIS & BAIRD CHARTERED  
200 W. Jackson Blvd.  
Suite 1050  
Chicago, Illinois 60606  
(312)461-1000

**UNOFFICIAL COPY****Exhibit "A"****Unit Owners & Mortgagees**

<u>UNIT #/ PKG SPACE</u>	<u>UNIT OWNER</u>	<u>MORTGAGEE</u>
101/P-18	KENNETH H. ERKE AND MELISSA J. ERKE	GOLD COAST BANK GOLD COAST BANK
103/P-3	THOR 816 W. FULTON OWNER LLC	
104/P-6	MARIO MCINTOSH	WINTRUST MORTGAGE A DIV OF BARRINGTON BANK & TRUST CO.
105/P-32	AKASH RAJ	WELLS FARGO BANK, N.A.
201/P-35	KENNETH L. SHAW, JR AND SARAH SHAW	JPMORGAN CHASE BANK, N.A.
202/P-46, P-47	JOHN B. ITTNER AND JENNIFER LUCILLE ITTNER	CITIBANK, N.A.
203/P-39	THE BARRY MISSNER REVOCABLE TRUST AND THE EDA DAVIDMAN REVOCABLE TRUST	FIRST AMERICAN BANK FIRST AMERICAN BANK
204/P-21	PANKAJ ROY JAIN, AS TRUSTEE OF THE PANKAJ JOY REVOCABLE TRUST DTD MARCH 19, 2010	UBS BANK USA
206/P-31	SAMIR SURI AND SIMONE SURI	WELLS FARGO BANK, N.A.
207/P-29	AMEET SHANANI AND PRIYANKA PANDA	WELLS FARGO BANK, N.A.
301/P-34	MADONNA M. COLE AND PETER V. COMMONS	
302/P-1	ALEXANDER W. DYER	JPMORGAN CHASE BANK, N.A.
303/P-42, P-43	STEVEN P. GONZALEZ AND DINA NELSON GONZALEZ	THE FARMERS STATE BANK AND TRUST COMPANY
305/P-61, P-62	SAMANTHA YEAGER	

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306/P-64	EDWARD SKAE AND HEATHER SKAE	GUARANTEED RATE, INC.
307/P-63	MARK KARIDES	A & N MORTGAGE SERVICES, INC.
403/P-25	MUSTWIN PROPERTY LLC	GOLDMAN SACHS BANK USA
405/P-28	JOHN MANGAN	BEMORTGAGE, A DIV OF BRIDGEVIEW BANK GROUP
407/P-30	LEAH BRUNO	CITIBANK, N.A.
402/P-56, P-57	SIBLING REALTY LLC	
504/P-10, P-11	ROBERT MOSHER	NORTHERN TRUST COMPANY
505/P-4, P-5	JENNIFER JHIN	
506/P-40, P-41	JILL M. DELANEY AS TRUSTEE OF THE RT DELANEY REVOCABLE TRUST	
507/ P-54	JAKFT, LLC	
608/P-12, P-13	DAVID J. RUTTENBERG AND JESSICA D. RUTTENBERG	WELLS FARGO BANK, N.A.
P-7	PANKAJ ROY JAIN, TRUSTEE OF THE PANKAJ ROY JAIN REVOCABLE TRUST DTD MARCH 19, 2010	
P-21	MRR 678 KINGSBURY OWNER LLC	
P-52 and P-53	PARK ROW HOLDING LLC	
<b>Unsold Units</b>	MRR 678 KINGSBURY OWNER LLC	ASSOCIATED BANK, N.A.

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## Exhibit "B"

### Legal Description

**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: BUFFERING 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 13.27 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

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SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:** THAT PART OF THE EAST WEST 16 FOOT ALLEY LYING SOUTH AND ADJOINING LOTS 1 TO 5, BOTH INCLUSIVE, AND NORTH OF AND ADJOINING LOTS 24 TO 28, BOTH INCLUSIVE, LYING EASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 5 (SAID LOT CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 6) TO A POINT ON THE NORTH LINE OF LOT 24 WHICH IS 104.66 FEET WEST OF THE NORTHEAST CORNER OF LOT 28 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 28 ALL IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PART OF VACATED ALLEY BEING FURTHER DESCRIBED AS LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE EAST- WEST 18 FOOT PUBLIC ALLEY 120.05 FEET WEST OF THE WEST LINE OF N. KINGSBURY STREET TO A POINT ON THE SOUTH LINE OF THE EAST-WEST 18 FOOT PUBLIC ALLEY 104.68 FEET WEST OF THE WEST LINE OF N. KINGSBURY STREET AND LYING WEST OF THE WEST LINE OF N. KINGSBURY STREET IN BLOCK BOUNDED BY W. HURON STREET, N. KINGSBURY STREET, W ERIE STREET AND N. LARRABEE STREET, IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS:** 678 N. KINGSBURY, CHICAGO, IL 60610

**PERMANENT INDEX NUMBER:** 17-09-122-002-0000

17-09-122-003-0000

17-09-122-004-0000

17-09-122-007-0000

17-09-122-008-0000

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## Exhibit "C"

### Allocation of Lien Claim

<u>UNIT Number</u>	<u>Common Element Allocation</u>		<u>Allocation to Unit</u>
101	1.63%	\$	863.91
103	1.58%	\$	837.41
104	1.99%	\$	1,054.71
105	2.35%	\$	1,245.51
201	2.01%	\$	1,065.31
301	2.01%	\$	1,065.31
401	2.01%	\$	1,065.31
501	2.01%	\$	1,065.31
202	1.95%	\$	1,033.51
302	1.95%	\$	1,033.51
402	1.95%	\$	1,033.51
502	1.95%	\$	1,033.51
203	2.32%	\$	1,229.61
303	2.32%	\$	1,229.61
403	2.32%	\$	1,229.61
503	2.32%	\$	1,229.61
204	2.78%	\$	1,473.41
304	2.78%	\$	1,473.41
404	2.78%	\$	1,473.41
504	2.78%	\$	1,473.41
205	2.32%	\$	1,229.61
305	2.32%	\$	1,229.61
405	2.32%	\$	1,229.61
505	2.32%	\$	1,229.61
206	1.39%	\$	736.71
306	1.48%	\$	784.41
406	1.48%	\$	784.41
506	1.48%	\$	784.41
207	1.49%	\$	789.71
307	1.49%	\$	789.71
407	1.49%	\$	789.71
507	1.49%	\$	789.71
601	4.79%	\$	2,538.72

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602	3.99%	\$	2,114.72
603	3.85%	\$	2,040.52
604	4.11%	\$	2,178.32
605	3.47%	\$	1,839.11
606	1.90%	\$	1,007.01
607	1.93%	\$	1,022.91
608	4.16%	\$	2,204.82
P-1	0.133%	\$	70.49
P-3	0.118%	\$	62.54
P-4	0.088%	\$	46.64
P-5	0.088%	\$	46.64
P-6	0.133%	\$	70.49
P-7	0.133%	\$	70.49
P-8	0.133%	\$	70.49
P-9	0.133%	\$	70.49
P-10	0.133%	\$	70.49
P-11	0.133%	\$	70.49
P-12	0.133%	\$	70.49
P-13	0.133%	\$	70.49
P-14	0.133%	\$	70.49
P-15	0.133%	\$	70.49
P-17	0.118%	\$	62.54
P-18	0.133%	\$	70.49
P-19	0.118%	\$	62.54
P-20	0.118%	\$	62.54
P-20.5	0.118%	\$	62.54
P-21	0.118%	\$	62.54
P-22	0.118%	\$	62.54
P-22.5	0.118%	\$	62.54
P-23	0.133%	\$	70.49
P-24	0.118%	\$	62.54
P-25	0.118%	\$	62.54
P-26	0.118%	\$	62.54
P-27	0.118%	\$	62.54
P-28	0.118%	\$	62.54
P-29	0.118%	\$	62.54
P-30	0.118%	\$	62.54
P-31	0.118%	\$	62.54
P-32	0.118%	\$	62.54
P-33	0.118%	\$	62.54
P-34	0.118%	\$	62.54
P-35	0.118%	\$	62.54
P-36	0.118%	\$	62.54
P-38	0.118%	\$	62.54
P-39	0.118%	\$	62.54
P-40	0.088%	\$	46.64
P-41	0.088%	\$	46.64



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P-42	0.088%	\$	46.64
P-43	0.088%	\$	46.64
P-44	0.088%	\$	46.64
P-45	0.088%	\$	46.64
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P-50	0.088%	\$	46.64
P-51	0.088%	\$	46.64
P-52	0.118%	\$	62.54
P-53	0.118%	\$	62.54
P-54	0.118%	\$	62.54
P-55	0.088%	\$	46.64
P-56	0.088%	\$	46.64
P-57	0.088%	\$	46.64
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P-59	0.088%	\$	46.64
P-60	0.088%	\$	46.64
P-61	0.088%	\$	46.64
P-62	0.088%	\$	46.64
P-63	0.133%	\$	70.49
P-64	0.133%	\$	70.49

Property of Cook County Clerk's Office

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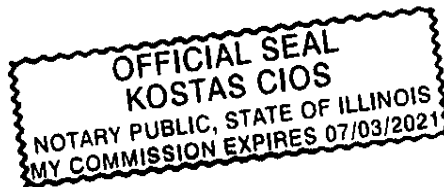
## VERIFICATION

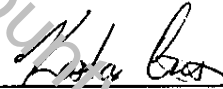
STATE OF ILLINOIS     )  
                                   )§  
 COUNTY OF COOK        )

The affiant, Daniel Matan, being first duly sworn, on oath deposes and says that he is the President of Matan's Painting and Decorating, Ltd, an Illinois corporation, d/b/a The Matan Group, the claimant; that he has read the foregoing notice and claim for mechanics lien and knows the contents thereof; and that all the statements therein contained are true and correct to the best of his knowledge.

  
 Daniel Matan

SUBSCRIBED AND SWORN to before me this 12<sup>th</sup> day of June, 2018



  
 NOTARY PUBLIC  
 My Commission Expires 7-3-21

Property of Cook County Clerk's Office