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TATE OF ILLINOIS)
) SS
COUNTY OF COOK)

MECHANIC'S LIEN
(State of Illinois- Statutory- 770 ILCS 60)

The claimant, CB CONSTRUCTION & DESIGN, LLC, a duly licensed business, with primary offices at 1821 Hicks Rd., Rolling Meadows, IL 60008, County of COOK, State of Illinois, hereby files a **claim for labor, materials and services lien** against the following entities and owners:

Responsible Parties and Owners:

Steven Ivankovich, CEO, Atlas Brookview, LLC
55 E. Monroe, Ste. 3610
Chicago, IL 60603

Lee Ward, Loan Administrator, SITUS
6 Concourse Parkway, Ste. 3000
Atlanta, GA 30328

Ravi Malli, Director of Asset Management, Atlas Apartment Homes
55 E. Monroe, Ste. 3610
Chicago, IL 60603

Properties: 4200 W. Lake Ave., Glenview, IL 60026
Parcel#: 04-29-100-096-0000
4250 W. Lake Ave., Glenview, IL 60026
Parcel#: 04-29-100-092-0000
4300 W. Lake Ave., Glenview, IL 60026
Parcel#: 04-29-100-091-0000
4350 W. Lake Ave., Glenview, IL 60026
Parcel#: 04-29-100-090-0000
4400 W. Lake Ave., Glenview, IL 60026
Parcel#: 04-29-100-090-0000



Doc# 1914018001 Fee \$57.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/20/2019 10:03 AM PG: 1 OF 4

 and owners yet to be determined (hereinafter referred to as "owner"), of the properteis shown above, all in COOK County, ILLINOIS, AND IN SUPPORT THEREOF DOES STATE:

That for a period of time, commencing on or about January 4, 2018, upon engagement by contract, and continuing to the present date, May 16, 2019, the OWNER(s) and Responsible Parties, did own in sum or in part, and/or managed the ABOVE SHOWN PROPERTIES, including the following described land (with its improvements thereon), as shown above, in COOK County, Illinois, AND MORE SPECIFICALLY DESCRIBED, to wit:

 (legal description)

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SC
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INT Bm

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ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 3, SAID POINT BEING 1,226.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE TO THE NORTH LINE OF WEST LAKE AVENUE, THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 3; THENCE NORTH, LONG SAID WEST LINE TO THE POINT OF BEGINNING (EXCEPT OTHERWISE ACCORDING TO DOCUMENT NUMBER 3582781), IN COOK COUNTY, ILLINOIS. (PERMANENT INDEX NUMBER: 04-29-100-090-0000)

PARCEL 2: THAT PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 3, SAID POINT BEING 1,226.83 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 TO THE NORTH LINE OF WEST LAKE AVENUE, THENCE EAST ALONG SAID NORTH LINE OF WEST LAKE AVENUE, A DISTANCE OF 216.96 FEET; THENCE NORTH ALONG A LINE WHICH FORMS AN ANGLE OF 49 DEGREES 19 MINUTES WITH THE NORTH LINE OF WEST LAKE AVENUE (MEASURED FROM SOUTH TO NORTH), A DISTANCE OF 241.33 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 3, SAID POINT BEING 920.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. (PERMANENT INDEX NUMBER: 04-29-100-091-0000)

PARCEL 3: THAT PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 3, SAID POINT BEING 415.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE 155.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 38 DEGREES WITH THE PROLONGATION OF THE LAST DESCRIBED LINE (MEASURED FROM THE SOUTH TO THE NORTHWEST) A DISTANCE OF 99.21 FEET; THENCE SOUTH ALONG A LINE WHICH FORMS AN ANGLE OF 38 DEGREES WITH THE PROLONGATION OF THE LAST DESCRIBED LINE (MEASURED FROM SOUTH TO SOUTH) TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 3; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING (EXCEPT OTHERWISE ACCORDING TO DOCUMENT NUMBER 3582781), IN COOK COUNTY, ILLINOIS. (PERMANENT INDEX NUMBER: 04-29-100-092-0000)

PARCEL 4: THAT PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ALONG THE NORTH LINE OF LOT 3, 415.0 FEET; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE 155.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 38 DEGREES WITH THE PROLONGATION OF THE LAST DESCRIBED LINE (MEASURED FROM SOUTH TO THE NORTHWEST) A DISTANCE OF 99.21 FEET; THENCE SOUTH ALONG A LINE WHICH FORMS AN ANGLE OF 38 DEGREES WITH THE PROLONGATION OF THE LAST DESCRIBED LINE (MEASURED FROM SOUTH TO SOUTH) TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 3; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING (EXCEPT OTHERWISE ACCORDING TO DOCUMENT NUMBER 3582781), IN COOK COUNTY, ILLINOIS. (PERMANENT INDEX NUMBER: 04-29-100-095-0000)

CHAMONS KNOWN AS: 4200 - 4400 WEST LAKE AVENUE, GLENVIEW, ILLINOIS.

Property of [Watermark] Clerk's Office

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-MECHANIC'S LIEN (State of Illinois-Statutory), pg 2 of 2, continued:

WHEREAS:

1. That on between the dates of January 4, 2018, and MAY 16, 2019, the claimant entered into contract with the party(-ies) holding him/her-self out as "owner" or "responsible representative for the owner(s)" of the aforementioned land/real estate/properties to provide the services, goods and materials required to repair, renew, build and suit the premises thereon located at the aforesaid address(es), and to include, but not as an exclusion, the itemized goods and services as more specifically shown on the INVOICE attached hereto, marked as Exhibit "A" and incorporated herein by reference, and after which and for which this/these real estate properties have been further improved at the expense of the claimant. After all goods and services have been provided and all work completed, that bill totals \$1,439,531.08, which is due and owing to the claimant, after all credits and offsets have been allowed there is a balance due of not less than \$1,439,531.08.
2. That at the special instance and request of said owner(s), and responsible representative(s) of the owners, the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ -0- and completed same on n/a, 2019.
3. That said owner(s), and responsible representative(s) of the owners, is/are entitled to credits on account thereof as follows, to-wit: (all credits and offsets, if any shown on Exhibit "A" leaving due, unpaid and owing to the claimant: after allowing all credits, the balance of \$ 1,439,531.08 for which, with statutory interest the claimant claims a lien on said lands and improvements. That all reasonable efforts to collect the amount(s) shown have failed or otherwise been ignored by the "owner(s), and responsible representative(s) of the owners".
4. That the above-named claimant now claims a statutory mechanic's lien upon the above-described premises, properties, and all improvements thereon, against all persons interested therein, for the sum of \$1,439,531.08, together with statutory interest, and further costs of collection, to include all reasonable attorney fees, allowable according to the statute.

CB CONSTRUCTION & DESIGN, LLC
 (Name of CLAIMANT, firm or corporation)
 By: Vincent Bongiovanni, Member Manager

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

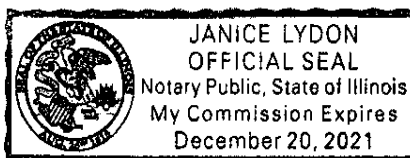
The affiant, Vincent Bongiovanni, as authorized representative for CB CONSTRUCTION & DESIGN, LLC, being first duly sworn, on oath deposes and says that s/he is the officer with authority to represent the CLAIMANT; that s/he has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true accurate and correct (to the very best of his/her knowledge and belief).

By: [Signature], Affiant

SUBSCRIBED AND SWORN to before me this 20th day of MAY, 2019.

[Signature]
 Notary Public

Prepared by: John R. Mack, Attorney, 101 E. St. Charles Rd. Ste. 202, Villa Park, IL 60181 Ph. (630) 833-5470



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Exhibit "A"

CB

CONSTRUCTION & DESIGN *llc*

May 16, 2019

Atlas Brookview
Glenview, IL

Properties: 4200 W. Lake Ave., Glenview, IL
Parcel #: 04-29-100-090-0000

4250 W. Lake Ave., Glenview, IL
Parcel #: 04-29-100-092-0000

4300 W. Lake Ave., Glenview, IL
Parcel #: 04-29-100-096-0000

4350 W. Lake Ave., Glenview, IL
Parcel #: 04-29-100-091-0000

4400 W. Lake Ave., Glenview, IL
Parcel #: 04-29-100-090-0000

Beginning Balance:	\$	1,134,505.90
Draw – 5/2/19 – Not Submitted for work completed in April.		125,750.18
Pool – Original Contract Amount – Invoice 7/9/18		95,300.00
Pool – Painting of Coping/Water Line Tile – Invoice 7/11/18		12,275.00
Pool – Additional work submitted to Atlas 5/15/19		71,700.00
Total – Not Including Filing Fees, Court Cost and Interest	\$	1,439,531.08