

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

STATE OF ILLINOIS }

COUNTY OF Cook }

R.A. PETERSON CO, INC.

CLAIMANT

-VS-

Chicago Title Land Trust Company, Successor Trustee to LaSalle Bank National Association Trust # 1217 dated May 19, 1987

Grand Towers Association LLC

Fifth Third Bank, N.A., Successor to MB Financial Bank, N.A.

Suburban Property Management of Chicago, LLC d/b/a Real Property Management Suburban Chicago, LLC

DEFENDANT(S)

The claimant, **R.A. PETERSON CO, INC.** of Franklin Park, IL 60131 County of **Cook**, hereby files a claim for lien against **Suburban Property Management of Chicago, LLC d/b/a Real Property Management Suburban Chicago, LLC**, property manager of 2940 Commerce Street Franklin Park, IL and **Chicago Title Land Trust Company, Successor Trustee to LaSalle Bank National Association Trust # 1217 dated May 19, 1987** Chicago, IL 60603 **Grand Towers Association LLC** Franklin Park, IL 60131 {hereinafter collectively referred to as "owner(s)"} and **Fifth Third Bank, N.A., Successor to MB Financial Bank, N.A.** Rosemont, IL 60018 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **07/08/2020**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Grand Tower Plaza Condominium**
10515 W. Grand Avenue Franklin Park, IL 60164

A/K/A: **See Attached Exhibit "A" for Legal Description**

A/K/A: **Tax# 12-29-205-041-1001; See Attached Exhibit "B" For Additional Pin #'s**

and **Suburban Property Management of Chicago, LLC d/b/a Real Property Management Suburban Chicago, LLC** was the owner's property manager for the improvement thereof. That on or about **07/08/2020**, said property manager made a subcontract with the claimant to provide **labor and material for asphalt, crackfill, sealcoating and striping work including milling and paving** for and in said improvement, and that on or about **07/31/2020** the claimant completed thereunder all that was required to be done by said subcontract.

201141088 mlngc



CONTRACTORS ADJUSTMENT CO.
750 Lake Cook Rd. Suite 158
Buffalo Grove, IL 60089



2033010059

Doc# 2033010059 Fee \$54.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/25/2020 02:43 PM PG: 1 OF 8

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The following amounts are due on said subcontract:

Original Contract Amount	\$8,955.00
Change Orders/Extras	\$1,370.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$1,791.00
Total Balance Due	\$8,534.00*

*In the event an apportionment or allocation of claim for lien is required by law, claimant claims a lien on each condominium unit set forth in Exhibit "C" in accordance to the percentage of ownership interest as it relates to each unit.

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Eight Thousand Five Hundred Thirty Four Dollars and 00/100 (\$8,534.00) 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 money or other considerations due or to become due from said property manager and/or owner(s) under said subcontract.

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 November 20, 2020.

R.A. PETERSON CO, INC.



David Lobb President

Prepared By:

R.A. PETERSON CO, INC.

1951 N. 25th Street

Franklin Park, IL 60131

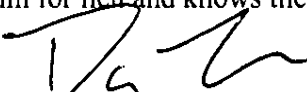
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VERIFICATION

State of IL

County of Cook

The affiant, David Lobb, 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.

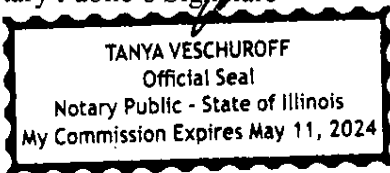


David Lobb President

Subscribed and sworn before me this November 20, 2020.



Notary Public's Signature



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Exhibit "A"

All Units as shown on Exhibit "C" together with its undivided percentage interest in the common elements in Grand Towers Plaza Condominium as delineated and defined in the declaration recorded as document #87680416, as amended, in the Northeast ¼ of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, and more fully described as follows: See Attached Exhibit "A1".

Property of Cook County
COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Clerk's Office

UNOFFICIAL COPY**EXHIBIT A - 1****PARCEL 1:**

THE NORTH 1/2 OF THE EAST 60 FEET OF THE WEST 481 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF GRAND AVENUE AS WIDENED PURSUANT TO CONDEMNATION IN CASE NUMBER 67 C 37990 IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10517 WEST GRAND AVENUE, LEYDEN TOWNSHIP

PARCEL 2:

THE NORTH 1/2 OF THE EAST 60 FEET OF THE WEST 421 FEET (EXCEPT THE NORTH 50 FEET THEREOF) OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER OF GRAND AVENUE (ALSO KNOWN AS WHISKEY POINT ROAD) (EXCEPT THOSE PARTS THEREOF HERETOFORE CONVEYED FOR SCHOOL PURPOSES) IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10515 WEST GRAND AVENUE, MELROSE PARK, ILLINOIS

PARCEL 3:

THE EAST 60 FEET OF THE WEST 361 FEET (EXCEPT THE NORTH 50 FEET THEREOF AND EXCEPT THE SOUTH 230 FEET THEREOF) OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF GRAND AVENUE IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10519 WEST GRAND, MELROSE PARK, ILLINOIS

PARCEL 4:

(EXCEPT THE NORTH 50 FEET) AND (EXCEPT THE SOUTH 180 FEET THEREOF) THE EAST 60 FEET OF THE WEST 301 FEET LYING SOUTH OF THE CENTER LINE OF GRAND AVENUE IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 10603 WEST GRAND AVENUE, MELROSE PARK, ILLINOIS

EXCEPT:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE

CLERK'S OFFICE

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POINT OF INTERSECTION OF THE SOUTH LINE OF GRAND AVENUE AS
WIDENED PURSUANT TO CONDEMNATION IN CASE NUMBER 63 S 3777,
WITH THE EAST LINE OF THE WEST 241 FEET OF THE EAST 1/2 OF
THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S 0 DEG. 00'00"
E ALONG THE LAST DESCRIBED EAST LINE, A DISTANCE OF 245.09
FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 180 FEET OF
THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE
S 89 DEG. 30'51" E ALONG THE LAST DESCRIBED NORTH LINE, A
DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THE
WEST 301 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID
SECTION 29; THENCE N 0 DEG. 00'00" E ALONG THE LAST
DESCRIBED EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON
THE NORTH LINE OF THE SOUTH 230 FEET OF THE EAST 1/2 OF THE
NORTHEAST 1/4 OF SAID SECTION 29; THENCE S 89 DEG. 30'51" E
ALONG THE LAST DESCRIBED NORTH LINE, A DISTANCE OF 60.00
FEET TO A POINT ON THE EAST LINE OF THE WEST 361 FEET OF THE
SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S
0 DEG. 00'00" W ALONG LAST DESCRIBED EAST LINE, A DISTANCE
OF 20.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH OF
THE NORTH HALF OF THE EAST 60 FEET OF THE WEST 421 FEET OF
THAT PART PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID
SECTION 29 LYING SOUTH OF THE CENTER LINE (EXCEPT THE NORTH
50 FEET THEREOF) OF GRAND AVENUE (ALSO KNOWN AS WHISKEY
ROAD); THENCE S 87 DEG. 55'30" E ALONG LAST DESCRIBED SOUTH
LINE, A DISTANCE OF 9.81 FEET; THENCE N 0 DEG. 00'45" E, A
DISTANCE OF 101.34 FEET; THENCE S 88 DEG. 48'47" E, A
DISTANCE OF 6.42 FEET; THENCE N 0 DEG. 14'06" E, A DISTANCE
OF 34.72 FEET; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG
AN ARC OF A CIRCLE, CONVEX TO THE EAST, HAVING A RADIUS OF
26 FEET, THE CHORD THEREOF HAVING A BEARING OF N 7 DEG.
27'49" E AND A LENGTH OF 41.28 FEET, AN ARC-DISTANCE OF
47.69 FEET TO A POINT OF REVERSED CURVATURE; THENCE
NORTHWESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE
SOUTHWEST, HAVING A RADIUS OF 26 FEET, THE CHORD THEREOF
HAVING A BEARING OF 23 DEG. 35'52" W AND A LENGTH OF 18.76
FEET, AN ARC-DISTANCE OF 19.20 FEET TO A POINT OF TANGENCY;
THENCE N 2 DEG. 46'52" W, A DISTANCE OF 14.66 FEET TO THE
SOUTH LINE OF GRAND AVENUE, AS AFORESAID; THENCE N 16 DEG.
16'59" W ALONG LAST DESCRIBED SOUTH LINE, A DISTANCE OF
133.71 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY,
ILLINOIS.

10515 W. Grand Ave., Franklin Park, IL 60131

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Exhibit "B"

12-29-205-041 -

Unit	Unit	Unit
101 = 1001	102 = 1002	103 = 1003
201 = 1004	202 = 1005	203 = 1006
204 = 1007	301 = 1008	302 = 1009
303 = 1010	304 = 1011	401 = 1012
402 = 1013	403 = 1014	404 = 1015
501 = 1016	502 = 1017	503 = 1018
504 = 1019	601 = 1020	602 = 1021
603 = 1022	604 = 1023	701 = 1024
702 = 1025	703 = 1026	704 = 1027
803 = 1028	804 = 1029	G-1 = 1030
G-2 = 1031	G-3 = 1032	G-4 = 1033
G-5 = 1034	G-6 = 1035	G-7 = 1036
G-8 = 1037	G-9 = 1038	G-10 = 1039
G-11 = 1040	G-12 = 1041	G-13 = 1042
G-14 = 1043	G-15 = 1044	G-16 = 1045
G-17 = 1046	G-18 = 1047	LU1 = 1048
LU2 = 1049	LU3 = 1050	LU4 = 1051
LU5 = 1052	LU6 = 1053	LU7 = 1054
LU8 = 1055	LU9 = 1056	LU10 = 1057
LU11 = 1058	LU12 = 1059	LU13 = 1060
LU14 = 1061	LU15 = 1062	LU16 = 1063
LU17 = 1064	LU18 = 1065	LU19 = 1066
LU20 = 1067	LU21 = 1068	LU22 = 1069
LU23 = 1070	LU24 = 1071	LU25 = 1072
LU26 = 1073	LU27 = 1074	LU28 = 1075
LU29 = 1076	LU30 = 1077	LU31 = 1078
LU32 = 1079	LU33 = 1080	LU34 = 1081
LU35 = 1082	LU36 = 1083	LU37 = 1084
LU38 = 1085	LU39 = 1086	LU40 = 1087
LU41 = 1088	LU42 = 1089	LU43 = 1090
LU44 = 1091	LU45 = 1092	LU46 = 1093
LU47 = 1094	LU48 = 1095	LU49 = 1096
LU50 = 1097	LU51 = 1098	LU52 = 1099
LU53 = 1100	LU54 = 1101	LU55 = 1102
LU56 = 1103	LU57 = 1104	LU58 = 1105
LU59 = 1106	LU60 = 1107	105 = 1108
108 = 1109	107 = 1110	108 = 1111
205 = 1112	206 = 1113	207 = 1114
208 = 1115	305 = 1116	306 = 1117
307 = 1118	308 = 1119	405 = 1120
406 = 1121	407 = 1122	408 = 1123
505 = 1124	506 = 1125	507 = 1126
508 = 1127	605 = 1128	606 = 1129
607 = 1130	608 = 1131	705 = 1132
706 = 1133	707 = 1134	708 = 1135
805 = 1136	806 = 1137	808 = 1138
G19 = 1139	G20 = 1140	G21 = 1141
G22 = 1142	G23 = 1143	G24 = 1144
G25 = 1145	G26 = 1146	G27 = 1147
G28 = 1148	G29 = 1149	G30 = 1150
G31 = 1151	G32 = 1152	G33 = 1153
G34 = 1154	G35 = 1155	

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EXHIBIT "C"

GRAND TOWERS PERCENTAGES

EXHIBIT D

Living Units	%
101	1.435
102	1.419
103	1.418
105	1.414
106	1.572
107	1.430
108	1.424
201	1.433
202	1.436
203	1.435
204	1.415
205	1.395
206	1.842
207	1.430
208	1.417
301	1.430
303	1.427
304	1.434
305	1.419
306	1.415
307	1.417
308	1.417
401	1.421
402	1.430
403	1.428
404	1.426
405	1.417
406	1.674
407	1.434
408	1.424
501	1.434
502	1.435
503	1.428
504	1.427
505	1.414
506	1.674
507	1.433
508	1.422
601	1.433
602	1.437
603	1.429
604	1.427
605	1.416
606	1.571
607	1.432
608	1.424
701	1.433
702	1.441
703	1.427
704	1.408
705	1.417
706	1.575
707	1.433
708	1.424
803	1.405
804	1.426
805	1.412
806	1.431
808	3.470

Garage Units	%
1	0.343
2	0.348
3	0.272
4	0.272
5	0.272
6	0.271
7	0.271
8	0.271
9	0.271
10	0.271
11	0.267
12	0.270
13	0.272
14	0.272
15	0.271
16	0.271
17	0.271
18	0.271
19	0.246
20	0.246
21	0.271
22	0.271
23	0.272
24	0.272
25	0.250
26	0.283
27	0.283
28	0.251
29	0.271
30	0.271
31	0.271
32	0.271
33	0.245
34	0.245
35	0.247

Locker Units	%
LU1	0.023
LU2	0.019
LU3	0.018
LU4	0.019
LU5	0.019
LU6	0.022
LU7	0.023
LU8	0.022
LU9	0.022
LU10	0.023
LU11	0.019
LU12	0.019
LU13	0.019
LU14	0.018
LU15	0.023
LU16	0.023
LU17	0.022
LU18	0.021
LU19	0.024
LU20	0.019
LU21	0.019
LU22	0.019
LU23	0.019
LU24	0.022
LU25	0.023
LU26	0.022
LU27	0.021
LU28	0.025
LU29	0.019
LU30	0.018
LU31	0.017
LU32	0.015
LU33	0.021
LU34	0.023
LU35	0.022
LU36	0.021
LU37	0.024
LU38	0.019
LU39	0.018
LU40	0.019
LU41	0.019
LU42	0.022
LU43	0.022
LU44	0.022
LU45	0.021
LU46	0.022
LU47	0.017
LU48	0.017
LU49	0.017
LU50	0.018
LU51	0.021
LU52	0.023
LU53	0.022
LU54	0.021
LU55	0.018
LU56	0.019
LU57	0.019
LU58	0.019
LU59	0.018
LU60	0.023

100.00%