

UNOFFICIAL COPY



MECHANIC'S LIEN:
CLAIM

Doc# 2103519036 Fee \$49.00

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 11:38 AM PG: 1 OF 8

Cleaning Service Systems, Inc. d/b/a C.S.S. Inc.

CLAIMANT

-VS-

Park Chardonnay Condominium Association

DEFENDANT(S)

The claimant, **Cleaning Service Systems, Inc. d/b/a C.S.S. Inc.** of Bloomingdale, IL, 60108 County of **DuPage**, hereby files a claim for lien against **Park Chardonnay Condominium Association (agent for unit owners)** of 540 Biesterfield Road, Elk Grove Village, IL and **SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT OWNERS** {hereinafter referred to as "unit owner(s)"} and **SEE ATTACHED SCHEDULE "A" FOR INDIVIDUAL UNIT LENDERS** {hereinafter referred to as "unit lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **8/31/2020**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Park Chardonnay Condominiums 540 Biesterfield Road Elk Grove Village, IL 60007**

A/K/A: **All Units as shown on Exhibit "C" and their undivided percentage interest in the common elements in Park Chardonnay Condominiums Phases I and II more fully described as follows: SEE ATTACHED EXHIBIT "A"**

A/K/A: **Tax #08-32-101-035; SEE ATTACHED SCHEDULE "A" FOR ADDITIONAL TAX NUMBERS**

and **Park Chardonnay Condominium Association** was the unit owners agent for the improvement thereof. That on or about **8/31/2020**, said agent made a contract with the claimant to provide **labor and material for exterior caulking** for and in said improvement, and that on or about **10/5/2020** the claimant completed thereunder all that was required to be done by said contract.

210241191 mlngc



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

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The following amounts are due on said contract:

Original Contract Amount	\$37,200.00
Change Orders/Extras	\$.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$.00
Total Balance Due	\$37,200.00 *

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Thirty Seven Thousand Two Hundred Dollars and 00/100 (\$37,200.00) 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 moneys or other considerations due or to become due from said agent and/or unit owner(s) under said contract.

*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 February 1, 2021.

Cleaning Service Systems, Inc. d/b/a C.S.S. Inc.



Daniel P. Corliss President

Prepared By:

Cleaning Service Systems, Inc. d/b/a C.S.S. Inc.
4N220 Calvary Drive, Unit J,
Bloomington, IL 60108

VERIFICATION

State of IL
County of DuPage

The affiant, Daniel P. Corliss, 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.



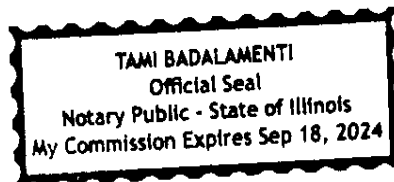
Daniel P. Corliss President

Subscribed and sworn before me this February 1, 2021.



Notary Public's Signature

210241191 mlngc



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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 0832101035

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookcountyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

08	32	101	035		50	16035
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME
50

AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE
08- 32- 101- 035 -1001-1063 16035

VILLAGE ON THE LAKE SUB 29/32.406W 1/2ALSO LOT SUB-LOT LOT BLOCK
PARK CHARDONNAY CONDOS PHASE I
COM AT SW COR LT 1 TH N ALG E LN LEICESTER RD 148.38FT TH N 34°
16'21"E 24.73FT TO POB TH S 55°43'39"E 76.12FT TH N 34°16'21"E
217.52FT TH N 55°43'39"W 23FT TH N 34°16'21"E 25.10FT TH N 55°
43'39"W 28.15FT TH N 34°16'21"E 19.73FT TH N 55°43'39"W 213.83FT
TH S 34°16'21"W 76.12FT TH S 55°43'39"E 188.85FT TH S 34°16'21"W
186.23FT TO POB 1
UNIT AS PER DOC #92591357

1993 DIVISION
SPECIAL FILE
08-32-101-028-10110103
Block 101 Parcel 027

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EXHIBIT C

LIST OF UNITS AND PERCENTAGES INTERESTS IN THE COMMON ELEMENTS

Unit No.	Ownership %	Unit No.	Ownership %
101D	1.5619	B112	1.2081
201D	1.5619	B113	1.1945
301D	1.6698	B114	1.5846
102A	1.1970	B115	1.6347
202A	1.1970	B116	1.6451
302A	1.3400	B117	1.6451
102C	1.6259	B118	1.5997
203C	1.6259	B119	1.7221
303C	1.7736	B120	2.0789
104A	1.1970	B121	1.8733
204A	1.1970	B212	1.3001
304A	1.3400	B213	1.2777
105B	1.5076	B214	1.6451
205B	1.5076	B215	1.6827
305B	1.6553	B216	1.6905
106D	1.5619	B217	1.6905
206D	1.5619	B218	1.6466
306D	1.6698	B219	1.7827
107D	1.5619	B220	2.1243
207D	1.5619	B221	1.9277
307D	1.6698	B312	1.3291
108B	1.5076	B313	1.2927
208B	1.5076	B314	1.6601
308B	1.6553	B315	1.7131
109C	1.6259	B316	1.7207
209C	1.6259	B317	1.7207
309C	1.7736	B318	1.6767
110C	1.6259	B319	1.8127
210C	1.6259	B320	2.1621
310C	1.7736	B321	1.9581
111A	1.1970		
211A	1.1970		
311A	1.3400		
		TOTAL	100.00 %

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CAC #210141191

Schedule "A"

Cleaning Services Systems, Inc. vs.
Park Chardonday Condo Association

Unit #	PIN	Owner	Lender	Balance Due
101D	08-32-101-035-1001	Edward J. Kazikiewicz	Bank of America, N.A.	\$581.10
102A	08-32-101-035-1004	Melissa Bono		\$445.30
103C	08-32-101-035-1007	Charles E. Parker & Cynthia L. Parker	*MERS as nominee for Midwest Equity Mortgage, LLC	\$604.80
104A	08-32-101-035-1010	Carol Minutillo		\$445.30
105B	08-32-101-035-1013	Jovo Aleksic & Nada Aleksic	*MERS as nominee for Caliber Home Loans, Inc.	\$560.80
106D	08-32-101-035-1016	Tommy Hendrix & Gladys Hendrix	*MERS as nominee for Household Finance Corporation	\$581.10
107D	08-32-101-035-1019	Anneliese Maday		\$581.20
108B	08-32-101-035-1022	Joan Miller Trustee of the Joan Miller Trust Dated 10/25/2018		\$560.80
109C	08-32-101-035-1025	William H. Lauria & Mariane Lauria		\$604.60
110C	08-32-101-035-1028	Harriet Jablonski Trustee of the Harriet Jablonski Trust Dated 10/25/2010		\$604.60
111A	08-32-101-035-1031	Larysa S. Lule		\$445.30
B112	08-32-101-035-1034	James H. Haffey	*MERS as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans	\$449.60
B113	08-32-101-035-1035	Jeanette Gibson		\$444.40
B114	08-32-101-035-1036	Faith P. Phillips Trustee of the Faith P. Phillips Trust Dated 04/10/2002		\$589.50
B115	08-32-101-035-1037	Camela Castulo	*MERS as nominee for Union Home Mortgage Corp.	\$608.10
B116	08-32-101-035-1038	Mary Ann Oberschmid Trustee of the Christine Naras Trust		\$612.00
B117	08-32-101-035-1039	ATC Trust Company Trustee of the Peggy Shannon Declaration of Trust dated 03/13/2014 as amended 08/06/2015 FBO of Scott J. Shannon		\$612.00

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Schedule "A"

Cleaning Services Systems, Inc. vs.
Park Chardonay Condo Association

B118	08-32-101-035-1040	Charles J. Brown & Cathy A. Brown	*MERS as nominee for Bank of America, N.A.	\$595.10
B119	08-32-101-035-1041	Sylvia Oehl		\$640.60
B120	08-32-101-035-1042	Martin J. Cholewa & Dolores J. Cholewa		\$773.40
B121	08-32-101-035-1043	Robert E. Pfannkuche & Nancy J. Pfannkuche	TCF National Bank, successor to TCF Bank Illinois, FSB	\$696.90
201D	08-32-101-035-1002	Steve Dlugosinski & Cheri Dlugosinski	*MERS as nominee for National Bank	\$581.20
202A	08-32-101-035-1005	Glenn C. Santucci		\$445.30
203C	08-32-101-035-1008	Susan M. McMahon		\$604.70
204A	08-32-101-035-1011	Anthony Yario & Mark Yario		\$445.30
205B	08-32-101-035-1014	Mi Young Cha Kim		\$560.80
206D	08-32-101-035-1017	Rose Modes		\$581.10
207D	08-32-101-035-1020	Jennifer E. Drabanski	BMO Harris Bank, N.A.	\$581.10
208B	08-32-101-035-1023	Nick Dimov	*MERS as nominee for Inland Bank and Trust	\$560.80
209C	08-32-101-035-1026	Michael R. Sorensen & Judith A. Sorensen	*MERS as nominee for The Federal Savings Bank	\$604.80
210C	08-32-101-035-1029	Philip T. Fitzgerald Trustee of the Phillip T. Fitzgerald Declaration of Trust dated 10/09/2018		\$604.80
211A	08-32-101-035-1032	Karen J. Rowe	*MERS as nominee for TCF National Bank	\$445.30
B212	08-32-101-035-1044	Jamie L. Kaechele	*MERS as nominee for Bank of America, N.A.	\$483.60
B213	08-32-101-035-1045	Patrick Schorn	JPMorgan Chase Bank, N.A.	\$475.30
B214	08-32-101-035-1046	Doris J. Kirrhen Trustee of Her Successors in Trust under the Doris J. Kirrhen Revocable Living Trust Dated 10/06/1994		\$612.00
B215	08-32-101-035-1047	Theresa DiVerde		\$626.00

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Schedule "A"

Cleaning Services Systems, Inc. vs.
Park Chardonay Condo Association

B216	08-32-101-035-1048	Jennie M. Pacini & David Pacini as Co-Trustees under a Declaration of Trust Dated 04/29/2002, known as the Jennie M. Pacini Declaration of Trust Dated 04/29/2002		\$628.90
B217	08-32-101-035-1049	Thomas Ventura	Wells Fargo Bank, N.A.	\$628.90
B218	08-32-101-035-1050	Nancy V. Christensen Trustee of the Nancy V. Christensen Revocable Trust Agreement Dated 02/22/2008		\$612.50
B219	08-32-101-035-1051	James D. Moorhead		\$663.20
B220	08-32-101-035-1052	Linda J. Scalise	*MERS as nominee for Perl Mortgage Inc.	\$790.10
B221	08-32-101-035-1053	Nancy J. Drake		\$717.00
301D	08-32-101-035-1003	Donna C. Vega, Susan T. Milde & Warren H. Triphan as Co-Trustees under The Warren C. Triphan and Christine B. Triphan Irrevocable trust Dated 04/06/2013	U.S. Bank National Association, successor to U.S. Bank National Association ND	\$621.20
302A	08-32-101-035-1006	Elizabeth Kraujalis	TCF National Bank	\$498.50
303C	08-32-101-035-1009	Rafal Kubik	MJRZ Investments Partnership & *MERS as nominee for HLP Mortgage LLC	\$659.80
304A	08-32-101-035-1012	Yekaterina Semendova	TCF National Bank	\$498.50
305B	08-32-101-035-1015	Harris Trust and Savings Bank, Trust #HTB1149		\$615.80
306D	08-32-101-035-1018	Ilse Harvey	*MERS as nominee Starboard Financial Management, LLC dba Starboard Financial	\$621.10
307D	08-32-101-035-1021	Daniel H. Hetzer & Diane M. Hetzer Co-Trustees under Trust Agreement known as Trust Number One Dated 05/23/2014	Bank of America, N.A.	\$621.10
308B	08-32-101-035-1024	Daniel J. Lavery, Jr.	Corporate America Family Credit Union	\$615.80

*Mortgage Electronic Registration Systems, Inc.

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CAC #210141191

Schedule "A"

Cleaning Services Systems, Inc. vs.
Park Chardonay Condo Association

309C	08-32-101-035-1027	The Yong Breese Revocable Living Trust, dated 12/21/2016		\$659.80
310C	08-32-101-035-1030	Karen Wenninger Trustee of the Karen Wenninger Revocable Trust Dated 02/10/2020		\$659.80
311A	08-32-101-035-1033	Benedict Chung	JPMorgan Chase Bank, N.A.	\$498.50
B312	08-32-101-035-1054	Javier N. Cortes & Elisa Cortez Montoya		\$494.30
B313	08-32-101-035-1055	Peter Heisler		\$480.80
B314	08-32-101-035-1056	Dorothy M. Reboletti Trustee of the Dorothy M. Reboletti Trust		\$617.60
B315	08-32-101-035-1057	Barbara E. Dolan-Kiefer	Northwest Bank of Rockford	\$637.30
B316	08-32-101-035-1058	Paul Menzel & Mary Jo Menzel		\$640.10
B317	08-32-101-035-1059	Nicholas C. Spaniak Trustee of the Nicholas C. Spaniak Revocable Trust & Virginia E. Spaniak Trustee of the Virginia E. Spaniak Revocable Trust		\$640.10
B318	08-32-101-035-1060	Dennis A. Perillo	*MERS as nominee for Quicken Loans, LLC	\$623.70
B319	08-32-101-035-1061	Nancy Hallett & Penny Drewry	*MERS as nominee for United Wholesale Mortgage	\$674.30
B320	08-32-101-035-1062	Martin J. Colgan & Susan J. Colgan		\$804.30
B321	08-32-101-035-1063	Lawrence G. Matt & Carol E. Matt		\$728.40
			Total Due	\$37,200.00