

# UNOFFICIAL COPY

Doc#: 2319206159 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/11/2023 11:39 AM Pg: 1 of 5

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

This instrument was prepared by and return to:

Troy Sphar  
Swanson, Martin & Bell, LLP  
330 N. Wabash Avenue, Suite 3300  
Chicago, Illinois 60611

## NOTICE OF CLAIM AND LIEN (770 ILCS 60/7)

**THE CLAIMANT**, Professional Decorating & Painting, 7149 N. Austin Avenue, Niles, Illinois 60714, hereby files a Notice and Claim for Lien against No Limits Painters with an address of 763 N. Howard, Elmhurst, IL 60126 (**Contractor**), **Chicago Title Land Trust Company**, as Trustee Under Trust Agreement Dated November 30, 2021 and Known As Trust Number 8002387654, **Chicago Title Land Trust Company**, as Trustee Under Trust Agreement Dated November 29, 2016 and Known As Trust Number 8002373079 (**Owners**), and CIBC Bank USA (**Lender**) ; and **ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS** and states:

That the Owner(s) and Lender(s). owned and/or had an interest in the following described land in the County of Cook, State of Illinois:

UNIT S10-01, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061 AND RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT NUMBER 1132729082 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**Which property is commonly known as 2550 N. Lakeview Avenue, Unit 1001S, Chicago, Illinois 60614 (the "Property"). For Full Legal Description, See Exhibit "A".**

**PIN NO:** 14-28-319-112-1003; 14-28-319-112-1039; 14-28-319-112-1040; and 14-28-319-112-1128.

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Professional Decorating & Painting entered a Sub-Contractor Agreement with No Limits Painters, an entity authorized and/or permitted by the Owner to enter into the Sub-Contractor Agreement, to furnish labor, materials, equipment, and supervision related to painting at the Property. All work was performed at the Property, including materials, and other general work for the improvement of said land, and that the Claimant completed its work as required to be done by said Agreement.

Claimant's last day of work performed at the Property pursuant Agreement was April 13, 2023. The Claimant submitted its applications for payment for work it completed under this Agreement to the value of \$9,912.00

After Claimant's completion of its work, and all credits have been applied, \$9,912.00 is due, unpaid and owing to Claimant, for which, with interest.

To the extent permitted by law, all waivers of lien heretofore given by Claimant 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. The total amount due and owing is subject to increase.

IN WITNESS WHEREOF, the undersigned has signed this instrument on July 7, 2023.

**PROFESSIONAL DECORATING & PAINTING**

BY: 

Scott Kosnak

Cook County Clerk's Office

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## VERIFICATION

STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

THE AFFIANT, Scott Kosnak, being first duly sworn on oath, deposes and states that he is a duly authorized representative of the Claimant, and therefore, has read the foregoing Notice and Claim for Lien and knows the contents thereof and that the information contained in the Notice and Claim for Lien is true and correct; and that there is due and owing to the Claimant a balance for labor and/or materials delivered to the Property in the sum of \$9,912.00.

BY: *Scott Kosnak*  
 Scott Kosnak

SUBSCRIBED and SWORN TO  
 before me on July 7, 2023



*Melissa Sanchez-Gabriel*  
 Notary Public

My Commission Expires: 12/27/2026

Property of Cook County Clerk's Office

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## EXHIBIT A

### Parcel 1A:

UNIT S10-01, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061 AND RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT NUMBER 1132729082 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### Parcel 1B: Residential Parcel Easements

A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE BY THE LAKE TOWER DEVELOPMENT, LLC, A DELAWARE COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 113002904 FOR THE PURPOSE OF

- I) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILING AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL DESCRIBED THEREIN
- II) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILING AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

### Parcel 1C:

THE EXCLUSIVE RIGHT TO THE USE OF TWO BALCONIES AND ONE TERRACE FOR THE BENEFIT OF SAID UNIT S 10-01, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

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## Parcel 2A:

UNITS 342, 138 AND 139 IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN LINCOLN PARK 2550 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061 AND RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT NUMBER 1132729082 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

## Parcel 2B: Garage Parcel Easements

A NON-EXCLUSIVE EASEMENTS FOR THE UNITS IN PARCEL 2A AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE BY THE LAKE TOWER DEVELOPMENT, LLC, A DELAWARE COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILING OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

## Parcel 2C:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S242, FOR THE BENEFIT OF SAID UNIT 342, AND S138 AND S139, FOR THE BENEFIT OF SAID UNIT 138 AND 139, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME