

# UNOFFICIAL COPY

Attorney Preparing Notice of Lien:

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Chicago, Illinois 60606  
224-533-1075  
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\*2402922021\*

Doc# 2402922021 Fee \$46.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/29/2024 02:55 PM PG: 1 OF 5

## NOTICE AND CLAIM OF MECHANICS LIEN

**Name of Claimant:** AM Realty Management, Inc. ("Claimant"), located at 4117 Oakton Street, Skokie, IL 60076.

**Name of Property Owners:** Boundary Park Condominium Association ("Owners"), located at 2415-2437 West Greenleaf Avenue, Chicago, Illinois 60645, itself and as the authorized representative of all units listed in Exhibit B attached hereto and incorporated as if fully stated herein.

**Amount of Lien:** \$74,458.01, plus any additional amounts (including but not limited to interest, attorneys' fees, if permitted and costs, if permitted) allowed by statute, law or agreement.

The Claimant hereby claims a mechanics lien and files this Notice of Claim for Mechanics Lien for the labor, services, equipment and materials described herein, furnished for work and improvements of certain real property (the "Property") located in Cook County, Illinois, and more particularly described in Exhibit A attached hereto and incorporated as if fully stated herein, against the Owners of the Property, and all other persons or entities claiming an ownership or other interest in the Property. .

Claimant provided its labor, services, equipment and materials at the request of the Owners and of a person (the "Owners' Representative") who the Owners have authorized and knowingly permitted to contract for such work on their behalf. On October 4, 2021, Claimant entered into a contract (the "Contract") with Owners and the Owners' Representative (on behalf of the Owners) to repair the improvements on the Property for the original value of \$106,770.00. In addition, at the Owner's and Owners' Representative's (on behalf of the Owners) request, Claimant provided additional labor, services, equipment and materials for and to improve the Property originally valued at \$165,730.51. On October 23, 2023, Claimant completed all work required of Claimant pursuant to the Contract and the additional requests by the Owners and the Owners' Representative (on behalf of the Owners), and such date is the last date that Claimant performed work on the Property. All amounts are and have been due for the work under the Contract and the

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Property of Cook County Clerk's Office

Address:

2415 - 2437 W GREENLEAF AVE CHICAGO IL  
60645-

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10-36-214-012-1002  
10-36-214-012-1003  
10-36-214-012-1004  
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 10-36-214-012-1038  
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 10-36-214-012-1040  
 10-36-214-012-1041  
 10-36-215-012-1001

FOR THE ENTIRE LEGAL DESCRIPTION: PLEASE SEE EXHIBIT A

## PARCEL 1:

LOTS 16, 17, 18, 19, 20, 21, IN THINNE'S ADDITION TO MARGARET MARY MANOR, BEING A SUBDIVISION OF THE SOUTH 330 FEET (MEASURED FROM CENTER OF LUNT AVENUE) OF THE SOUTH 5 ACRES OF THE EAST 24 RODS OF THE NORTH 80 RODS OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREETS), IN COOK COUNTY, ILLINOIS ALSO

## PARCEL 2:

THOSE PARTS OF THE VACATED ALLEYS IN THINNE'S ADDITION TO MARGARET MARY MANOR, AFORESAID; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF LOT 21 IN THINNE'S ADDITION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF GREENLEAF AVENUE 17 FEET TO THE WEST LINE OF THINNE'S AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF THINNE'S ADDITION AFORESAID TO A POINT 8 FEET NORTH OF THE NORTH WEST CORNER OF LOT 1 IN THINNE'S ADDITION AFORESAID; THENCE EAST ALONG A LINE 8 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOTS 1, 2, 3, 4, 5 IN THINNE'S ADDITION AFORESAID; 143 FEET, MORE OR LESS, TO A POINT 16 FEET WEST OF THE EAST LINE OF LOT 5 IN THINNE'S ADDITION AFORESAID PRODUCED NORTH; THENCE NORTH 8 FEET TO THE SOUTH LINE OF LOT 18 IN THINNE'S ADDITION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 18, 19, 20, AND 21 IN THINNE'S ADDITION AFORESAID TO THE SOUTH WEST CORNER OF SAID LOT 21; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21, 124.27 FEET MORE OR LESS THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25268930 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 1:

LOTS 16, 17, 18, 19, 20 AND 21 IN THINNE'S ADDITION TO MARGARET MARY MANOR BEING A SUBDIVISION OF THE SOUTH 330 FEET (MEASURED FROM THE CENTER OF LUNT AVENUE) OF THE SOUTH 5 ACRES OF THE EAST 24 RODS OF THE NORTH 80 RODS OF THE NORTH EAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS) IN COOK COUNTY, ILLINOIS, ALSO;

## PARCEL 2:

THOSE PARTS OF THE VACATED ALLEYS IN THINNE'S ADDITION TO MARGARET MARY MANOR AFORESAID DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH WEST CORNER OF LOT 21 IN THINNE'S ADDITION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF GREENLEAF AVENUE, 16 FEET TO THE WEST LINE OF THINNE'S ADDITION AFORESAID TO A POINT 8 FEET NORTH OF THE NORTH WEST CORNER OF LOT 1 IN THINNE'S ADDITION AFORESAID THENCE EAST ALONG A LINE 8 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF LOTS 1, 2, 3, 4, AND 5 IN THINNE'S ADDITION AFORESAID 143 FEET MORE OR LESS TO A POINT 16 FEET WEST OF THE EAST LINE OF LOT 5 IN THINNE'S ADDITION AFORESAID PRODUCED NORTH THENCE NORTH 8 FEET TO THE SOUTH LINE OF LOT 18 IN THINNE'S ADDITION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOT 18, 19, 20 AND 21 IN THINNE'S ADDITION AFORESAID TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21, 124.27 FEET MORE OR LESS TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

## BOUNDARY PARK CONDOMINIUM

UNIT NO.	PERCENTAGE OWNERSHIP COMMON ELEMENTS	UNIT NO.	PERCENTAGE OWNERSHIP COMMON ELEMENTS
2415-B	1.49%	2429-1	2.68%
2415-1	2.88%	2429-2	2.68%
2415-2	2.88%	2429-3	2.68%
2415-3	2.88%	2431-1	2.08%
2417-B	1.49%	2431-2	2.24%
2417-1	2.83%	2431-3	2.08%
2417-2	2.63%	2433-1	2.63%
2417-3	2.83%	2433-2	2.99%
2419-1	2.63%	2433-3	2.63%
2419-2	2.63%	2435-B	1.49%
2419-3	2.63%	2435-1	2.83%
2421-1	2.08%	2435-2	3.18%
2421-2	2.08%	2435-3	2.83%
2421-3	2.08%	2437-B	1.49%
2423-1	2.68%	2437-1	2.88%
2423-2	2.63%	2437-2	2.88%
2423-3	2.63%	2437-3	2.88%
2425-1	2.18%		
2425-2	2.18%		
2425-3	2.18%		
2427-B	1.49%		
2427-1	2.18%		
2427-2	2.18%		
2427-3	2.18%		