

076
LWS
UNOFFICIAL COPY

0 5 7 5 9 3 8 2

3769382

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

CONTRACTOR'S CLAIM
FOR LIEN

Western Waterproofing Company, Inc. (hereinafter referred to as "Western"), a corporation organized and existing under the laws of the State of Missouri, duly qualified to conduct business in the State of Illinois, and with offices located in Chicago, Illinois, hereby files its claim for lien against the 3470 Lake Shore Drive Condominium Homeowner's Association, a/k/a The 3470 N. Lake Shore Drive Association, (hereinafter referred to as "the Association"), an Illinois-not-for-profit corporation, with its registered office located in Cook County, Illinois, and Chicago Title and Trust Company as Trustee under Trust Nos. 1089633 (Unit No. 1008) and 1088674 (Unit No. 1061), Edwin & Harriet G. Coyne (Unit No. 1060), David Kaplan Trust dated November 23, 1983 (All Units), American National Bank & Trust Company of Chicago as Trustee under Trust Nos. 38880 (Unit No. 1036), 41220 (Unit No. 1054), and 65687 (Unit No. 1032), John S. and Violet L. Swiss (Unit

3769382

*As used herein, the term "Unit No." refers to that parcel of real estate identified by real estate tax number 14-21-306-038-0000, with the term "No." further referring to the last four digits of the real estate tax number following the number 14-21-306-038 sometimes used by Cook County, Illinois to identify specific Units of the 3470 Lake Shore Drive Condominium.

UNOFFICIAL COPY

20110208

Property of Cook County Clerk's Office

No. 1006), Alex and Marcia Pomerantz (Unit No. 1035), Stanley M. and Olga H. Whitehall (Unit No. 1037), Samuel and Millicent Press (Unit No. 1051), Toni S. Smith (Unit No. 1022), Irving and Betty Dworetz (Unit No. 1004), John B. and Patricia E. Brickhouse (Unit No. 1034), Maynard B. Russell (Unit No. 1017), Howard L. and Melanie J. Zitman (Unit No. 1018), Exchange National Bank as Trustee under Trust Nos. 36483 (Unit No. 1003) and 40216 (Unit No. 1045), LaSalle National Bank as Trustee under Trust No. 103316 (Unit No. 1015), Marcia Krivo Trust dated 12/12/84 (Unit No. 1039), Phil M. Solar and Roberta B. Lewis (Unit No. 1033), Benjamin Flax, Renee Flax and Leonard Flax (Unit No. 1016), Donald N. Frey (Unit No. 1053), Harris Trust and Savings Bank as Trustee under Trust No. 38702 (Unit No. 1041), Jerome and Arlene Marks (Unit No. 1058), Howard S. and Harriet E. Gross (Unit No. 1032), Lester R. and Norma L. Gordon (Unit No. 1010), Richard J. and Lois M. Fuhrer (Unit No. 1030), Elliott L. and Janet DuBois (Unit No. 1050), Ted S. and Mary B. Liss (Unit No. 1009), and Leona Levee Living Trust dated 7/30/81 (Unit No. 1025) (hereinafter jointly and severally referred to as "the Owner"), and states as follows:

1. On August 12, 1987 the Owner owned interests in the common elements of the real estate condominium premises located at the address commonly known as 3470 North Lake

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Shore Drive, Chicago, Illinois, and which are legally described as:

DESCRIPTION OF PROPERTY

An undivided 1.540% interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units falling within said premises, as said Units are delineated on Survey attached to and a part of a Declaration of Condominium Ownership registered on the 1st day of April, 1968, as Document Number 2380325).

Said premises being described as follows: The Northerly Twenty-Five (25) feet (measured at right angles with the Northerly line thereof) of the following described tract of land—that part of Lot One (1) in the Subdivision of Block 16, in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, inclusive, in Pine Grove, in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the Northerly line of said Lot with the Westerly line of Sheridan Road; thence Westerly along the Northerly line of said Lot 150 feet; thence Southerly to a point in the South line of said Lot distant 150 feet Easterly from the Westerly line of said Lot and being on the Northerly line of Hawthorne Place; thence Easterly along the Southerly line of said Lot 150.84 feet to the Westerly line of Sheridan Road; thence Northerly along the Westerly line of Sheridan Road, 298.96 feet to the point of beginning.

NOTE:

OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 4-C DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

769382

In addition the Owner individually owned the Units as indicated in parenthesis above.

2. On August 12, 1987, Western and the Association executed a written contract for "balcony and masonry repairs at 3470 N. Lake Shore Drive, Chicago, Illinois" for the improvement of the building located on the real estate premises at total contract price of \$310,272. The Owner knowingly permitted

UNOFFICIAL COPY

Property of Cook County Clerk's Office

the Association to execute the contract. The contract provides that Western shall provide labor, material, equipment, and services for bonded concrete overlay on balconies, door sill replacement, joint sealant at corner columns, sealant of joint above and below exposed concrete slab on North and South walls at all floors, and sealant of joint along both edges of exposed concrete columns at East and West ends of exposed slabs on North and South walls.

3. The total contract price of \$310,272 is divided by the contract into phases as follows:

Phase I - - \$159,182

Phase II - - \$151,090.

4. On September 29, 1988, Western completed under the contract all work required to be done for Phase I. The Owner knowingly permitted Western to make the Phase I improvements.

5. The Association has part made payment to Western on account of the Phase I portion of the contract work.

6. Consequently there is due, unpaid, and owing Western, after allowing all credits, the balance of One Hundred Two Thousand Seventy-Nine Dollars (\$102,079), for which with

3769382

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0 3 7 6 9 3 8 2


interest, Western claims a lien on the real estate premises and improvements.

Real Estate Tax Nos:

14-21-306-038-
1008, 1061, 1060, 1036,
1054, 1032, 1006, 1035,
1037, 1051, 1022, 1004,
1034, 1017, 1018, 1003,
1045, 1015, 1039, 1033,
1016, 1053, 1041, 1058,
1052, 1010, 1030, 1050,
1009, & 1025

Western Waterproofing
Company, Inc.

By:


J. R. Concannon
Authorized Agent

Property of Cook County Clerk's Office

3769382

[illegible]

Property of Cook County Clerk's Office


400

UNOFFICIAL COPY

0 5 7 3 9 3 3 2

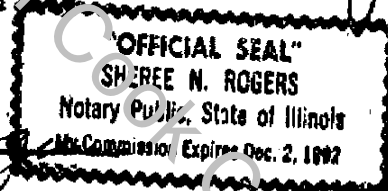
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

J. R. Concannon, being first duly sworn, on oath deposes and states that he is the duly authorized agent of Western Waterproofing Company, Inc., that he had read the foregoing Contractor's Claim for Lien and knows the contents thereof, and that all the statements therein contain are true.


J. R. Concannon

SUBSCRIBED AND SWORN to
before me this 25th day
of January, 1989.


Notary Public



This document prepared by and Recorder please return to:

Querrey & Harrow, Ltd.
135 South LaSalle Street
Suite 3600
Chicago, Illinois 60603

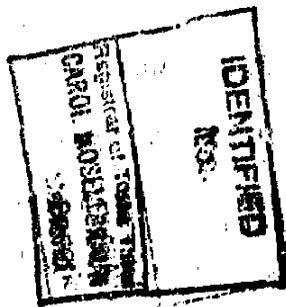
Attention: Paul T. Lively

3769352

UNOFFICIAL COPY

1
131144
13-10-19
13-10-19
Unit
4c

83 JUN 25 PM 11:20
CAROL ROSSLY YERGAUN
REGISTRAR OF TITLES



QUERRY & HARRISON, LTD.,
135 S. LAUREL ST.
CHICAGO, ILLINOIS 60601
312-581-1100

Property of Cook County Clerk's Office