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2000-11-17 15:33:07
Cook County Recorder 15.50

This instrument was prepared by, and when recorded return to:
Noam Y. Raz, Esq.
5005 W. TOUHY, #206
SKOKIE, IL 60077



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State of Illinois)
) SS
County of Cook)

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE**

NOTICE AND CLAIM FOR MECHANIC'S LIEN

IN THE OFFICE OF THE RECORDER OF DEEDS
OF COOK COUNTY

GENERAL REMODELING INC.)	
)	
Claimant,)	
)	<u>Amount of Lien:</u>
vs.)	\$14,533.30
)	
MONTANNA COMMONS LLC and)	
1525 MONTANNA LLC)	
)	
)	
Owner)	

MECHANICS' LIEN

The Claimant, General Remodeling Inc., an Illinois corporation, located at 7400 N. Washtenaw, Chicago, Illinois, Illinois, as a contractor ("Claimant"), hereby files a Notice and Claim for Lien against MONTANA COMMONS LLC and 1525 MONTANA LLC, located at 1332 N. Halsted #300, Chicago, Illinois, as owner ("Owner") and ABILITY

4/92

CONSTRUCTION c/o MATANKY REALTY GROUP located at 1332 N. Halsted #300, Chicago, Illinois, as Owner's agent ("Agent").

That Owner is the owner of the real property commonly known as 1525-1529 W. Montana, Chicago, Illinois, and described in the attached Exhibit A (the "Property"). That the information contained in this notice is true and accurate to the knowledge of Claimant.

That on or before August 15, 2000, Owner, through its agents, specifically, Agent, entered into a contract with Claimant (the "Contract"). By the terms of the Contract, Claimant was to provide all materials and labor necessary to perform modernization or repair work at the Property, subject to certain terms and conditions. As of August, 2000, Claimant had rendered services to Owner in the sum of at least \$14,110.00. Owner has failed and refused to pay said sum and has therefore breached the Contract. Pursuant to the Contract, an additional 1.5% is due for each month or partial month that the payment is late. Owner therefore owes Claimant as of today's date at least an additional \$423.30 in interest.

That in August, 2000, Claimant completed all work required to be done by the Contract and has delivered materials and labor to the value of \$14,110.00, plus interest per the Contract of at least \$423.30, as above, totaling \$14,533.30.

That the balance due and owing to Claimant is the sum of \$14,533.30, plus additional interest, reasonable attorneys' fees and the costs of recording, for which amount Claimant hereby claims a Mechanic's Lien on said premises, land and improvements.

GENERAL REMODELING INC.

By: 

Avi Zaguri, President

EXHIBIT A

LOT 36 IN SUBDIVISION OF LOT 7 OF ASSESSOR'S DIVISION OF BLOCK 42 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY

Permanent Real Estate Index Number: 14-29-318-014-0000

LOT 37 IN WILLIAM LILL'S SUBDIVISION OF LOT 7 OF ASSESSOR'S DIVISION OF OUTLOT 42 OF SHEFFIELDS ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY

Permanent Real Estate Index Number: 14-29-318-013-0000

Property of Cook County Clerk's Office

State of Illinois)
) ss
County of Cook)

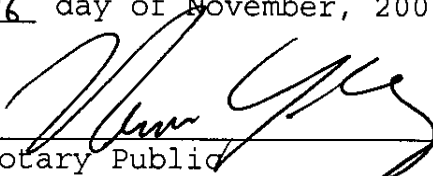
VERIFICATION

Under penalties of perjury as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Avi Zaguri

Subscribed and Sworn to Before Me this
16 day of November, 2000



Notary Public

