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2001-03-09 15:55:04

Cook County Recorder

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STATE OF ILLINOIS
)
COUNTY OF COOK
)
SS

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#### SUBCONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS

- 1. I'ne undersigned lien claimant, General Contractor, Inc. of 5429 W. Addison Street, Chicago, Illinois 60641 ("G.C."), hereby records a claim for Mechanics Lien against Mr. Henry Cobbins of 1232 W. 96th Street, Chicago, Illinois ("Owner") and all other persons having or claiming an interest in the below described real estate, and states as follows.
- 2. G.C. was a subcontractor of Apollo Construction Builders, Inc. ("Apollo"), a contractor, on a project commonly known as the 1232 W. 96<sup>th</sup> Street Project, located in Chicago, Illinois (the "Project"). Apollo was a contractor, who was constructing the Project for the Owner. Upon information and belief, Apollo was authorized by Owner to construct the Project and was acting as the Owner's agent or authorized or knowingly permitted by the Owner to enter into the contract with G.C.
- 3. G.C. entered into a written agreement with Apollo dated October 22, 2000, a copy of which is attached hereto as Exhibit A (the "Subcontract"). Pursuant to the Subcontract, G.C. agreed to remodel the kitchen and bathroom for \$11,000.
- 4. G.C. fully performed its obligations under the Subcontract. However, Apollo has wrongfully failed and refused to pay the amount due to G.C. under the Subcontract.
- 5. Apollo is entitled to no credits. Interest and other amounts will continue to become due to G.C. in the future and G.C. reserves the right to add such amounts to its lien claim.

6. On or about October 28, 2000, and continuing thereafter, Apollo was the agent of the Owner, or an entity authorized or knowingly permitted by the Owner to enter into contracts with respect to, the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois commonly known as 1232 W. 96<sup>th</sup> Street, Chicago, Illinois and legally described as follows:

#### See Exhibit B

- 7. On or about October 28, 2000, and counting thereafter, Owner held legal title to the Real Estate described in Exhibit 5.
- 8. Apollo, as agent of Owner, or an entity authorized or knowingly permitted by Owner, entered into a subcontract with C.C. to remodel the kitchen and bathroom. The work performed by Apollo and G.C. was performed and furnished with the full knowledge and consent of Owner. Owner authorized or knowingly permitted Apollo and G.C. to enter into contracts for the improvement of the Real Estate, including the Subcontract.
- 9. G.C. has performed all obligations required of it under the Subcontract. Its last day of work on the project was December 10, 2000.
- 10. As of December 10, 2000, there is due to G.C., after allowing all credits, the principal amount of \$11,000 for which, with interest, G.C. claims a lien (a) against the Real Estate and (b) against the monies or other consideration due or to become due from Owner to Apollo under any contract, agreement or otherwise between Owner and Apollo. G.C. reserves the right to add amounts to its lien claim that will become due from Apollo in the future. G.C. also reserves the right to recover amounts from Apollo that are not included in the amounts described in this Notice of Claim for Mechanics Lien.

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Dated: 3/9/01, 2001

GENERAL CONTRACTOR, INC.

By:

Mr. Richard Grybalow

Its:

**President** 

204 COUNTY CLEPT'S OFFICE

This instrument was prepared by and after recording SHOULD BE RETURNED TO:

Law Offices of Richard M. Craig 30 North LaSalle Street, Suite 3900 Chicago, Illinois 60602 (312) 345-0901 Atty. No. 37809

## UNOFFICIAL COPIV189505 Page 4 of 6

#### **AFFIDAVIT**

STATE OF ILLINOIS	)	
COUNTY OF COOK	)	SS

This affiant, being first duly sworn on oath, deposes and states, that he is President of General Contractor, Inc., the Lien Claimant; that he has read the above and foregoing lien claim; that he has knowledge of the contents thereof, and that the same is true.

Richard Grybalow

President, General Contractor, Inc.

Notary Public

"OF-ICIAL SEAL"
CATHER NF PIORDAN

— Notary Public, State of Illinois
My Commission Expires 12/14/04

# UNOFFICIAL COPY 189505 Page 5 of 6

### APOLLO CUSTOM BUILDERS, INC.

4765 N. LINCOLN AVE. SUITE #205 • CHICAGO, IL 60625 (773) 293-3030 - FAX (773) 293-3037

e-mail: apollocb@col.com

HOME REPAIR LICENSE NO. **40005** HOOHIS

#### **SALES CONTRACT**

Buyer (Owner)	Denny Car	llins		Phone	238-6638
Address	1232 W.	965	<i>k-</i>	Date	10/28/00
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TOTAL PRICE 11,000

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