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Cook County Recorder 18.50

CLAIM FOR A MECHANICS LIEN

by Master Hand
Contractors, Inc.



0021091352

Amount

Claimed: **\$159,039.65**

plus statutory interest

1. The Contract. Master Hand Contractors, Inc., an Illinois corp. (hereinafter "the Claimant"), has provided materials and labor for improvements to real property, described, *infra*, pursuant to a contract with the Owner of said property, to wit, 152 Cooper L.L.C. Said improvements include, but are not limited to, demolition, tuckpointing, structural steel, HVAC, electrical, flooring, rough carpentry, concrete, plumbing, masonry, and ancillary work and materials.

2. Performance. The Claimant performed the contract until the Claimant was wrongfully terminated by the Owner, or was otherwise excused from further performance. The last day of work at the real property was on or about **August 15, 2002**. The above described labor and materials were actually used and incorporated into the improvements to the real property, and constituted a substantial increase in the value thereof.

3. The Subject Property Described. The real property claimed against by the Claimant is commonly known as **152 - 4 W. Huron St., Chgo., Ill. 60610**, bears Permanent Index Number **17-09-210-012-0000**, and is legally described as:

PARCEL 1: the east 6 Feet of Lot 13 and all of Lot 12 in Block 2 in Newberry's Addition to Chicago in the NorthEast 1/4 of Section 9, Township 39 North, range 14 East of the third principal Meridian in Cook County, Illinois, and

PARCEL 2: an Easement for a party Wall as set forth in an Agreement dated January 7, 1914 and recorded February 25, 1914 as Document no. 536278 over the following described Land: 75 Feet in Width and extending from the rear Lot Line of the West in a Southerly direction 35 Feet, 4 Inches, all in Cook County, Illinois,

4. The Amount. The amount due to the Claimant due under the above described contract is **\$159,039.65**, plus 10% interest from the date the amount was due to the Claimant. The amount due

is that allowed after credits to the Owner and includes extras to the contract provided at the request of the Owner, or the Owner's agent(s) or representative(s), or with the knowing permission of the Owner.

THE CLAIMANT HEREBY CLAIMS A LIEN AGAINST THE SUBJECT PROPERTY, AND AGAINST THE INTEREST OF THE OWNER AND THE INTERESTS OF ALL OTHERS CLAIMING BY, THROUGH, OR AGAINST THE OWNER, INCLUDING BUT NOT LIMITED TO, ANY MORTGAGES OR OTHER LIEN CLAIMANTS, IN THE AMOUNT OF \$159,039.65 PLUS STATUTORY INTEREST AT 10% FROM THE DATE SUCH AMOUNT WAS DUE.

APPORTIONMENT:

The Claim for Lien is apportioned as to the real property as follows:

AGAINST PARCEL 1: \$156,239.65

AGAINST PARCEL 2: \$2,800.00

VERIFICATION- The undersigned, states that the facts set forth in this claim are true.

Walter Bochonek, for Claimant Master Hand Contractors, Inc.

The undersigned Notary Public certifies that the person known to me to be that Walter Bochonek is the same person whose name is subscribed as Claimant, and that he appeared before me and set his hand to this instrument as his free and voluntary act.



Notary Public

Melania Helbich

My commission expires 4-04-2005

Dated: October 3, 2002

Return to: M. C. Davis 4715 N. Campbell Ave. Chgo., Ill. 60625 773/784-2100