

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED
TO:



John S. Mrowiec
Sophia Moraitis
Conway & Mrowiec
20 South Clark Street, Suite 750
Chicago, Illinois 60603
(312) 658-1100



ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The Claimant, Fred Berglund & Sons, Inc. ("Berglund") with an office at 8410 South Chicago Avenue, Chicago, Illinois 60617 hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of St. Archangel Michael Serbian Orthodox Church ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner;

Berglund states as follows:

1. Since December 22, 1981, Owner owned interest(s) in the Real Estate commonly known as 18550 Stony Island Avenue, Lansing, Illinois 60438 and legally described as follows ("Real Estate"):

The West 1/2 of Block 14 in Morton's Subdivision of the East 1/2 of the Southeast 1/4 of Section 35, Township 36 North, Range 14, East of the Third Principal Meridian, as recorded February 28, 1882, in Cook County, Illinois.

2. As of August 9, 1999, Berglund entered into a written contract with Owner under which Berglund agreed to perform general contracting services in the construction of a church and multi-purpose building for the Cost of Work to a Guaranteed Maximum Price of Three Million Five Hundred Twenty Seven Thousand Nine Hundred Forty Two (\$3,527,942) subject to additions and deductions for changed work or differing site conditions.

PIN Number: 29-35-429-001

Address: 18550 Stony Island Avenue, Lansing, IL

3. At the special instance and request of Owner, Berglund furnished extra and additional materials and extra and additional labor for the improvement of the Property under the Prime Contract to the extent and value of One Hundred Forty-Seven Thousand Nine Hundred Sixty-Eight Dollars (\$147,968).

4. Berglund also furnished extra and additional materials and extra additional labor which Owner and Berglund agreed would be administered and paid outside the Contract in the amount of \$256,160 (the "Separate Contract Work"). The Unpaid portion of the Separate Contract work is not the subject of this Claim for Lien.

5. The Contract was entered into by Owner and the work was performed by Berglund with the knowledge and consent of Owner.

6. Berglund completed Berglund's Work under the Contract on July 1, 2001.

7. As of the date hereof, after allowing all credits, there is due, unpaid and owing to Berglund, the principal amount of One Hundred Fifty Nine Thousand Nine Hundred Sixty Seven Dollars and 65/100 (\$159,967.65) (the "Entire Contract Amount Due"). Berglund claims a lien against the Real Estate for the lienable principal amount of One Hundred Forty-Five Thousand Three Hundred Forty-Four Dollars and 65/100 (\$145,344.65) plus interest.

8. Berglund hereby revokes any waiver of lien given in advance of payment for which payment was not made.

9. Berglund reserves all Berglund's rights and remedies to collect the Entire Contract Amount Due plus interest and costs. Berglund also reserves all Berglund's rights and remedies to collect the unpaid portion of the Separate Contract Work.

PIN Number: 29-35-429-001

Address: 18550 Stony Island Avenue, Lansing, IL

UNOFFICIAL COPY

Dated: December 27, 2002.

FRED BERGLUND & SONS, INC.

By: Christopher D. Heaney
Christopher Heaney, Executive Vice President

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE
RETURNED TO:

John S. Mrowiec
Sophia Moraitis
Conway & Mrowiec
20 South Clark, Suite 750
Chicago, Illinois 60603
(312) 658-1100

Property of Cook County Clerk's Office

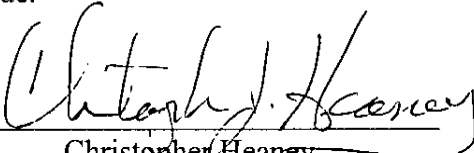
PIN Number: 29-35-429-001

Address: 18550 Stony Island Avenue, Lansing, IL


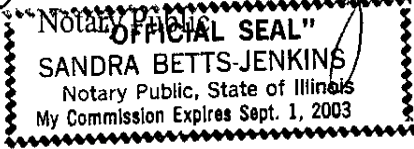
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Christopher Heaney, being first duly sworn on oath, depose and state that I am Executive Vice President of Claimant Fred Berglund & Sons, Inc., am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.


Christopher Heaney

SUBSCRIBED AND SWORN TO
before me this 31st day of December, 2002.

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE
RETURNED TO:

John S. Mrowiec
Sophia Moraitis
Conway & Mrowiec
20 South Clark, Suite 750
Chicago, Illinois 60603
(312) 658-1100

PIN Number: 29-35-429-001

Address: 18550 Stony Island Avenue, Lansing, IL