

# UNOFFICIAL COPY



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Eugene "Gene" Moore Fee: \$18.50  
Cook County Recorder of Deeds  
Date: 06/04/2003 04:27 PM Pg: 1 of 4

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

RUSA CONSTRUCTION & REMODELING, INC., )  
Claimant, )

vs. )

POTER CONSTRUCTION & DEVELOPMENT )  
COMPANY, General Contractor, GE CAPITAL )  
MORTGAGE SERVICES, INC. n/k/a WELLS FARGO )  
HOME MORTGAGE, Mortgagee, FOUNDERS BANK, )  
Mortgagee, and 1417 WEST GRAND AVE., LLC, Owner. )

Defendants. )

"NOTICE TO OWNER: DO NOT  
PAY THE CONTRACTOR  
FOR THIS WORK OR  
MATERIAL DELIVERED  
UNLESS YOU HAVE  
RECEIVED FROM  
CONTRACTOR A WAIVER OF  
LIEN BY, OR OTHER  
SATISFACTORY EVIDENCE  
OF PAYMENT TO  
SUBCONTRACTOR OR  
MATERIAL MAN."  
AMOUNT CLAIMED:  
\$45,183.00

## RUSA CONSTRUCTION & REMODELING, INC., NOTICE OF MECHANIC'S LIEN

The Claimant, Rusa Construction & Remodeling, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois with its principal place of business at 5342 S. Artesian, Chicago, Illinois, being a Sub-Contractor for the construction project of the real estate described below, hereby files a Notice and Claim for Lien against POTER CONSTRUCTION & DEVELOPMENT COMPANY, General Contractor, GE CAPITAL MORTGAGE SERVICES, INC. n/k/a WELLS FARGO HOME MORTGAGE, Mortgagee, FOUNDERS BANK, Mortgagee, 1417 WEST GRAND AVE., LLC, Owner. That the various Defendants set forth herein are the Owners of the real estate as legally described hereafter.

### PARCEL 1:

LOT 1 IN THE SUBDIVISION OF LOT 1 IN BLOCK 1 IN ARMOURS SUBDIVISION OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 6 AND 7 IN BLOCK 19 IN BICKERDIKE'S ADDITION TO CHICAGO BEING THE WEST 1/2 OF THE NORHTWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

And commonly known as 1413-17 West Grand Avenue, Chicago, IL

That on or about November 8, 2002, RUSA CONSTRUCTION & REMODELING, INC., entered into a written contract with POTER CONSTRUCTION AND DEVELOPMENT COMPANY, to provide services, labor, time and materials for rough carpentry and related services to the job, at 1413-17 West Grand Avenue, Chicago, IL and that on March 21, 2003, substantially completed its obligations required by its contract and all extras to be done at that time.

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That the Claimant alleges upon information and belief that a sworn statement has been submitted to the Owner or its agent and that said sworn statements are in writing and contain the names of the persons furnishing material and labor for and in said improvement, and that the Claimant's name and the correct amount due Claimant for the work described above has not been properly included in this sworn statement.

That said RUSA CONSTRUCTION & REMODELING, INC., after allowing all just credits, deductions, and set-offs, including all extras, there is now due and owing to RUSA CONSTRUCTION & REMODELING, INC., for furnishing services, time and materials, for rough carpentry and related services, at 1413-17 West Grand Avenue, Chicago, IL, 60622, for use in and that were used and incorporated into the improvement, the amount of the contract, including change orders, totaled \$112,400.00, less payments of \$15,513.00, for services totaling \$60,696.00, leaving an unpaid balance of \$45,183.00, plus interest, attorney fees and costs.

RUSA CONSTRUCTION & REMODELING, INC.,

BY \_\_\_\_\_

ERIC P. FERLEGER  
Its Attorney and Agent

THIS INSTRUMENT PREPARED BY:  
Ferleger & Associates, Ltd.  
29 S. LaSalle Street, Ste. 300  
Chicago, Illinois 60603  
(312) 726-6969  
Attorney No. 36324



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## SERVICE LIST

POTER CONSTRUCTION & DEVELOPMENT COMPANY  
Attn: Gary Poter  
5440 North Cumberland  
Apt. 301  
Chicago, IL 60641

GE CAPITAL MORTGAGE SERVICES, INC. n/k/a  
WELLS FARGO HOME MORTGAGE  
PO BOX 10335  
Des Moines, IA 50306-0335

FOUNDERS BANK  
15500 Olive Blvd.  
Chesterfield, MO 63017

1417 WEST GRAND AVE., LLC  
1417 West Grand Avenue  
Chicago, IL 60622

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