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**SUBCONTRACTOR'S
CLAIM FOR
MECHANICS LIEN**



0322046195

Eugene "Gene" Moore Fee: \$21.00
Cook County Recorder of Deeds
Date: 08/08/2003 01:21 PM Pg: 1 of 7

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The Lien Claimant,

BEST BUILT FABRICATING CO.,

an Illinois corporation of

South Holland, Illinois, County of Cook, State of Illinois, hereby files its Subcontractor's Claim For
Mechanic's Lien against the following:

Contractor: Largo Development, Ltd.
4801 W. Peterson, Suite 512
Chicago, IL 60646

Owners: Lucas Group, Inc.
2331 N. Lister, Unit B
Chicago, IL 60614

Lucas Group, Inc.
2331 N. Lister, Unit C
Chicago, IL 60614

Lucas Group, Inc.
2331 N. Lister, Unit D
Chicago, IL 60614

Lucas Group, Inc.
2331 N. Lister, Unit F
Chicago, IL 60614

Lucas Group, Inc.
2331 N. Lister, Unit A
Chicago, IL 60614

Jerry R. Stewart
2331 N. Lister, Unit E
Chicago, IL 60614

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David and Lisa Erickson
2331 N. Lister, Unit G
Chicago, IL 60614

Lenders: Washington Mutual
120 N. LaSalle Street
Chicago, IL 60602

American Chartered Bank
847 W. Randolph Street
Chicago, IL 60607

Park of America
231 S. LaSalle Street
Chicago, IL 60604

1. That on or about August 15, 2000, the **Lucas Group, Inc.** owned the following land legally described as follows:

PARCEL 2331-B: THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 49.82 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, LOTS 28, 29, 30, 31 AND 32 TAKEN AS A TRACK IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO, BEING IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

UNIT #2331-C: THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 68.32 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL: LOTS 28 TO 32 BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO, BEING IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

UNIT 2331-D: THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 86.82 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32 TAKEN AS A TRACK IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO, BEING IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

UNIT 2331-F: THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 123.82 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32 TAKEN AS A TRACK IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN

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THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2331-A: THE SOUTHWEST 31.32 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL: LOTS 28, 29, 30, 31 AND 32, TAKEN AS A TRACT, IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

UNIT 2331-E: THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 105.32 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32 TAKEN AS A TRACT IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO, BEING IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

UNIT 2331-G: THE NORTHEAST 19.38 FEET OF THE SOUTHWEST 143.20 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32 TAKEN AS A TRACT IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 14-31-204-005/006/007

COMMONLY KNOWN AS: 2331 N. Lister Avenue, Chicago, IL 60614

and **Largo Development, Ltd.**, of Chicago, Illinois was the Owner's Contractor for the improvement thereof.

2. That on or about August 15, 2000, the Contractor entered into a Contract and subsequent change orders with the Lien Claimant to provide structural steel, guardrails and labor for the subject premises in the amount of Thirty-Five Thousand Five Hundred Eighty-Two (\$35,582.00) Dollars.

3. That the Lien Claimant entered into an additional Contract on or about August 27, 2002, to provide steel rails for Unit G for the property at 2331 N. Lister in Chicago for the price of Two Thousand Three Hundred Twenty-Six (\$2,326.00) Dollars, thereby increasing the total contract price to Thirty-Seven Thousand Nine Hundred Eight (\$37,908.00) Dollars.

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4. That the Lien Claimant completed all of the aforesaid work by April 15, 2003.
5. That to the best of the Lien Claimant's knowledge, all of the aforesaid work was done with the consent and knowledge of the Owners.
6. That the Contractor is entitled to a credit of Twenty-Seven Thousand Eight Hundred Seventy-Two (\$27,872.00) Dollars, leaving due and unpaid and owing the Lien Claimant the sum of One Thousand One Hundred One and 43/100 (\$1,101.43) Dollars as to Unit A, One Thousand One Hundred One and 43/100 (\$1,101.43) Dollars as to Unit B, One Thousand One Hundred One and 43/100 (\$1,101.43) Dollars as to Unit C, One Thousand One Hundred One and 43/100 (\$1,101.43) Dollars as to Unit D, One Thousand One Hundred One and 43/100 (\$1,101.43) Dollars as to Unit E, One Thousand One Hundred One and 43/100 (\$1,101.43) Dollars as to Unit F, and Three Thousand Four Hundred Twenty-Seven and 42/100 (\$3,427.42) Dollars as to Unit G, plus interest and attorney fees for which the Lien Claimant claims a lien on said land improvements and on the monies or other considerations due or to become due from the owner under said Contract against said Contractor and Owners. Acceptance of payment by the Lien Claimant of part but not all of the amount claimed due hereunder shall not operate to invalidate this Lien.

7. This Claim For Lien will be duly recorded with the Cook County Recorder of Deeds Office and copies of which will be serve upon the parties.

Dated this 5th day of August, 2003.

BEST BUILT FABRICATING CO.

BY:


MICHAEL SZABLEWSKI, Agent of
 Best Built Fabricating Co.

bbflister ave largo dev lien.doc

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

VERIFICATION

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.

BEST BUILT FABRICATING CO.

BY: *Michael Szablewski*
MICHAEL SZABLEWSKI, Agent of
Best Built Fabricating Co.

SUBSCRIBED AND SWORN to this

5th day of August, 2003

Linda L. Sullivan
Notary Public



Prepared By:

Lawrence R. Gryczewski/Atty. No. 52478
Attorney for Best Built Fabricating Co.
18350 S. Kedzie Avenue, Suite 101
Homewood, Illinois 60430
(708) 799-6480

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

Lawrence R. Gryczewski, being first sworn, deposes that he served a copy of the attached Notice and Claim for Mechanic's Lien upon the following named party by depositing a true and correct copy thereof enclosed in a properly addressed, postage prepaid envelope, first class mail, in the United States Postal Service, 183rd and Kedzie Avenue, Homewood, Illinois, with proper postage prepaid, before 5:00 P.M. on ~~the~~ August 8, 2003.

Largo Development, Ltd.
 4801 W. Peterson, Suite 512
 Chicago, IL 60646

Lucas Group, Inc.
 2331 N. Lister, Unit B
 Chicago, IL 60614

Lucas Group, Inc.
 2331 N. Lister, Unit C
 Chicago, IL 60614

Lucas Group, Inc.
 2331 N. Lister, Unit D
 Chicago, IL 60614

Lucas Group, Inc.
 2331 N. Lister, Unit F
 Chicago, IL 60614

Lucas Group, Inc.
 2331 N. Lister, Unit A
 Chicago, IL 60614

Jerry R. Stewart
 2331 N. Lister, Unit E
 Chicago, IL 60614

David and Lisa Erickson
 2331 N. Lister, Unit G
 Chicago, IL 60614

Washington Mutual
 120 N. LaSalle Street
 Chicago, IL 60602

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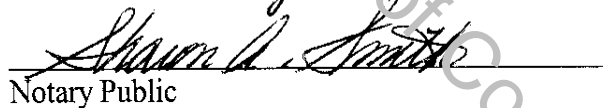
American Chartered Bank
847 W. Randolph Street
Chicago, IL 60607

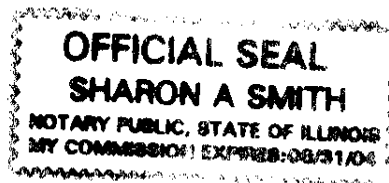
Bank of America
231 S. LaSalle Street
Chicago, IL 60604


Lawrence R. Gryczewski

SUBSCRIBED AND SWORN before me this

8 day of August, 2003.


Notary Public



This instrument prepared by and mail to:

Lawrence R. Gryczewski/ #52478
18350 S. Kedzie Avenue
Homewood, Illinois 60430
(708) 799-6480

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