

State of Illinois)

UNOFFICIAL COPY



0419634137

County of Cook)

) SS.

Doc#: 0419634137
Eugene "Gene" Moore Fee: \$18.50
Cook County Recorder of Deeds
Date: 07/14/2004 04:19 PM Pg: 1 of 2

**GENERAL CONTRACTOR'S
CLAIM
FOR MECHANICS LIEN**

The undersigned claimant, **IGL General Contractors, L.L.C.**, an Illinois limited liability company, ("Claimant") of 2901 Butterfield Road, Oak Brook, Illinois, makes the following statement and claims a mechanics lien under the Illinois Mechanics Lien Act, as codified at 770 ILCS 60/1 *et seq.*, against **420 Lofts LLC**, an Illinois limited liability company ("Owner") and in support thereof states as follows.

1. That on October 15, 2001, the Owner owned or had an interest in the following property situated in the City of Chicago, County of Cook and State of Illinois, to wit:

UNITS 201 THROUGH 210 INCLUSIVE, UNITS 301 THROUGH 310 INCLUSIVE, UNITS 401-409 INCLUSIVE, IN THE 420 W. ONTARIO RESIDENTIAL CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN YOUNG'S SUBDIVISION OF PART OF "KINGSBURY TRACT" IN THE EAST ½ OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO RIVER, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 6, 1999 AS DOCUMENT 99947221 FIRST AMENDMENT RECORDED DECEMBER 13, 2001 AS DOCUMENT 0011182379 SECOND AMENDMENT RECORDED OCTOBER 8, 2002 AS DOCUMENT 0021164860 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION.

PIN(s): 17-09-127-037-1001; -1002; -1003

Common Address: 420 W. Ontario, Chicago, IL 60610 (collectively "Premises").

2. That on or about October 15, 2001, Claimant made a contract with Owner, by which contract the Claimant agreed to perform general contracting services for the improvement of the Property into residential condominiums, on the above-described Premises, for the total sum of \$157,027.00, plus extras, if contracted for, which sum was to be payable as follows: sixteen (16) draws in varying amounts. (collectively "Contract"). To date, Claimant has been paid Twenty Thousand Dollars.

3. That the claimant has completed performance of the Contract.

4. That all of the materials, fixtures, work, labor and services furnished and delivered by Claimant were furnished to, and used in and about, the improvement of the Premises; and the last of such materials, fixtures, work, labor and services, including extras, was furnished, delivered and performed, and performance of the Contract was completed, on **June 14, 2004**.

5. That there is now due and owing the Claimant after allowing to the owner all credits, deductions and set-offs, **One Hundred Thirty-Seven Thousand Five Hundred Seventy-Eight Dollars (\$137,578.00)**, which is still due and unpaid.

6. That the Claimant now claims a lien on the above-described Premises and all improvements on it, against all persons interested, for **One Hundred Thirty-Seven Thousand Five Hundred Seventy-Eight Dollars (\$ 137,578.00)**, with interest, according to the statute.

UNOFFICIAL COPY

Dated: July 9, 2004

IGL General Contractors, L.L.C.
An Illinois limited liability company,

By: *Nicholas J. Helmer*
Its Manager or Authorized Agent

CERTIFICATE OF SERVICE

STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

Nicholas J. Helmer, Sr., being first duly sworn, on oath deposes and says that he served the within notice by delivering a true copy thereof to 420 Lofts LLC at 188 North Wells Street, Suite 201, Chicago, Illinois on July 9, 2004, at 2:18 pm.

Subscribed and sworn to before me this 9th day of July, 2004.

Staci M. Mohan
Notary Public

*This instrument was prepared by
And Upon Recording, Return to:*

Nicholas J. Helmer, Sr.
IGL General Contractors L.L.C.
2901 Butterfield Road
Oak Brook, IL 60523

