UNOFFICIAL COPY

SUBCONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS }

COUNTY OF COOK }



Doc#: 0506303025 Eugene "Gene" Moore Fee: \$18.50 Cook County Recorder of Deeds Date: 03/04/2005 10:11 AM Pg: 1 of 4

This space reserved for Recorder's use only.

SUPCONTRACTOR 'S CLAIM FOR MECHANIC'S LIEN IN THE AMOUNT OF \$82,557.00

THE CLAIMANT, Phoenix Technical Services, Inc., ("Claimant"), having an address of 702 N. DesPlaines, Planfield, County of Cook, State of Illinois, claims a lien against UBM, Inc. ("Contractor"), o. Chicago, Cook County, Illinois, and against Fellowship Manor, Ltd. ("Owner") of Chicago, Cook County, Illinois, and against the Real Estate (as defined below) and the interest of the colowing entities in said Real Estate:

- (a) Fellowship Manor, Ltd, (the Owner, as aforesaid);
- (b) US Department of Housing and Urban Development, mortgagee;
- (c) the City of Chicago, Illinois, mortgagee;
- (d) UBM, Inc., (the Contractor, as aforesaid); and
- (e) any other person claiming an interest in the Real Estate or any portion thereof.

Claimant states as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois and the improvements thereon (collectively, the "Real Estate"), to wit:

THE REAL PROPERTY LEGALLY DESCRIBED ON **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

P.I.NS:

20-19-219-013-0000; 20-19-219-014-0000; 20-19-219-015-0000; 20-19-219-016-0000; 20-19-219-017-0000; 20-19-219-018-0000; 20-19-219-019-0000; 20-19-219-021-0000; 20-19-219-022-0000; 20-19-219-051-0000;

/ · · · · - -- ---

0506303025 Page: 2 of 4

UNOFFICIAL COPY

which Real Estate is commonly known a Fellowship Manor, 5041 South Princeton, Chicago, Illinois.

- 2. On information and belief, said Owner contracted with Contractor for the construction of certain improvements to said Real Estate.
- 3. Contractor subsequently entered into a subcontract with Claimant to install electrical systems and do associated electrical work at the Real Estate.
- The Claimant completed all of the work required to be performed by Claimant under its subcontract on December 10, 2004, which work entailed furnishing said labor and materials.
- 5. That the amount of Claimant's subcontract, inclusive of any and all extras, is Three Hundred Nineteen Thousand Three Hundred Thirty Seven and no/100ths Dollars (\$319,337.00), of which the sum of Two Hundred Thirty Six Thousand Seven Hundred Eighty and no/100ths Dollars (\$236,780.00) has been paid to Claimant as of the date hereof.
- 6. There is due, unpaid and owing to the Claimant (after allowing credit for the \$236,780.00 payments referred to above) the principal sum of Eighty Two Thousand Five Hundred Fifty Seven and no/100 (\$82,557.00) which principal amount bears interest at the statutory rate of ten percent (10%) per aroum. Claimant claims a lien on the Real Estate and against the interest of the Owner, and other parties named above, in the Real Estate and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of Eighty Two Thousand Five Hundred Fifty Seven and no/100 Dollars (\$82,557.00) plus interest, as aforesaid.

CLAIMANT:

PHOENIX TECHNICAL SFRVICES, INC.

By:

Ranfi Nassib, President

0506303025 Page: 3 of 4

UNOFFICIAL COPY

VERIFICATION

ın	OIS	- 5
	m	inois

} SS

County of Cook }

The Affiant, RAMI NASSIB, being first duly sworn, on oath deposes and states that he is the President of Phoenix Technical Services, Inc., the Claimant aforesaid, and that he has read the above and foregoing subcontractor's claim of mechanic's lien, that he has knowledge of the contents thereof, and that the same is true

Rami Nassib

SUBSCRIBED AND SWORN to

before methys 7

Notary Public

My Commission Expires:

OFFICIAL SEAL
VICTORIA MCELROY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/02/08

This instrument was prepared by and after recording should be mailed to:

Jamie Hickey Ungaretti & Harris LLP 3500 Three First National Plaza Chicago, Illinois 60602

0506303025 Page: 4 of 4

UNOFFICIAL CO

EXHIBIT A TO SUBCONTRACTOR'S CLAIM FOR LIEN

LEGAL DESCRIPTION OF THE SUBJECT REAL ESTATE

PARCEL 1

Lots 3 through 12 in Smith and Fitch's Subdivision of part of the West ½ of Block 2 of A.O. Bogue's Second Addition to Chicago being the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lot 28 and the North 8 feet of Lot 27 Subdivision in Block 2 in A.O. Bogue's Second Addition to Chicago in the Scutheast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Coot County Clark's Office

PIN: 20-09-219-013-000 20-09-219-014-000 20-09-219-015-000 20-09-219-016-000 20-09-219-017-000 20-09-219-018-000 20-09-219-019-000 20-09-219-020-000 20-09-219-021-000 20-09-219-022-000; and

20-09-219-051-000

Common Address:

5041 South Princeton Avenue Chicago, Illinois 60609-4521