## **UNOFFICIAL COPY**

SUBCONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS }

COUNTY OF COOK }



Doc#: 0600510055 Fee: \$18.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/05/2006 10:56 AM Pg: 1 of 4

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# SUBCONTRACTOR 'S CLAIM FOR MECHANIC'S LIEN IN THE AMOUNT OF \$32,337.75

THE CLAIMANT, Phoenix Technical Services, Inc., ("Claimant"), having an address of 702 N. DesPlaines, Plainfield, County of Will, State of Illinois, claims a lien against John Charles Midwest, Inc. ("Contractor"), of Orland Park, Cook County, Illinois, and against the Leasehold Estates in the Real Estate (as defined below) and against the interest of Coopers Hawk Winery and Restaurant ("Tenant") and Bridgeview Bank Group, as Trustee under Trust dated December 17, 2003 and known as Trust No. 1-3083, Breck Bldg, LLC and 15690 Sour, Harlem, LLC (collectively referred to herein as "Owner") of Chicago, Cook County, Illinois, and against the Real Estate (as defined below) and the interest of the following entities in said Real Estate:

- (a) Bridgeview Bank Group, as Trustee under Trust dated December 17, 2003 and known as Trust No. 1-3083 (an Owner, as aforesaid);
- (b) Breck Bldg, LLC (an Owner, as aforesaid):
- (c) 15690 South Harlem, LLC 9 (an Owner, as afcresaid);
- (d) Coopers Hawk Winery & Restaurant (the Tenant, as aforesaid);
- (e) John Charles Midwest, Inc. (the Contractor, as aforesaid); and
- (f) 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

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P.I.NS:

27-13-401-019-0000; 27-13-401-022-0000

which Real Estate is commonly known as Coopers Hawk Winery & Restaurant, 15690 S. Harlem Avenue, Orland Park, Illinois.

- 2. On information and belief, said Sublessee contracted with Contractor for the construction of certain improvements to said Real Estate.
- 3 On or about June 20, 2005, Contractor entered into a subcontract with Claimant o furnish and install electrical and data systems and do associated work at the Real Estate
- 4. The Claimant last performed work under its subcontract on October 28, 2005 and as of October 28, 2005 Claimant had completed all of the work required to be performed by Claimant under its subcontract which work entailed furnishing said labor and materials.
- 5. That the amount of Claimant's subcontract, inclusive of any and all extras, is One Hundred Fourteen Thousand One Hundred Twelve and 75/100ths Dollars (\$114,112.75), of which the sum of Chirty Two Thousand Three Hundred Thirty Seven and 75/100ths Dollars (\$32,337.75) has been paid to Claimant as of the date hereof.
- 6. There is due, unpaid and owing to the Claimant (after allowing the credit for payment received), the principal sum of Thirty Two Thousand Three Hundred Thirty Seven and 75/100ths Dollars (\$32,337.75) which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the Real Estate and against the interest of the Sublessee and Sublessor, and other parties named above, in the Real Estate and on the monies or other consideration and or to become due from the Sublessee or Sublessor under said contract against said Contractor, in the amount of Thirty Two Thousand Three Hundred Thirty Seven and 75/100 ths Dollars (\$32,337.75) plus interest, as aforesaid.

**CLAIMANT:** 

PHOENIX TECHNICAL SERVICES, INC.

By:

Rami Nassib, President

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#### **VERIFICATION**

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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 me this <u>13</u> day or

December, 2005.

OFFICIAL SEAL LAURA NELSON

Ounty Clark's Office

Notary Public

My Commission Expires:

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

Maria L. Whiteman Ungaretti & Harris LLP 3500 Three First National Plaza Chicago, Illinois 60602

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#### **EXHIBIT A** TO SUBCONTRACTOR'S CLAIM FOR LIEN

### LEGAL DESCRIPTION OF THE SUBJECT REAL ESTATE

LOTS 1 AND 2 IN 15690 HARLEM AVENUE RETAIL CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Ph Cot County Clarks Office