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SUBCONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS }

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COUNTY OF COOK }



Doc#: 0600510056 Fee: \$18.50 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 01/05/2006 10:57 AM Pg: 1 of 4

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SUBCONTRACTOR 'S CLAIM FOR MECHANIC'S LIEN IN THE AMOUNT OF \$30,207.25

THE CLAIMANT Phoenix Technical Services, Inc., ("Claimant"), having an address of 702 N. DesPlaine; 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 Bank One Business Center n/k/a Chase Bank Business Center ("Tenant") and Bridgeview Bank Group, as Trustoe under Trust dated December 17, 2003 and known as Trust No. 1-3083, Breck Bldg, LLC and 15690 South 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 aforesa d);
- (d) Bank One Business Center n/k/a Chase Bank Business Center (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:

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

P.I.NS:

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

which Real Estate is commonly known as Bank One Business Center n/k/a Chase Bank, 15650 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 May 5, 2005, Contractor entered into a subcontract with Claimant to 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 December 22, 2005 and as of December 21, 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 Caimant's subcontract, inclusive of any and all extras, is One Hundred Thirty Eight Thousard Light Hundred Ninety Seven and 25/100ths Dollars (\$138,897.25), of which the sum of One Hundred Eight Thousand Six Hundred Ninety and 00/100ths Dollars (\$108,690.00) bas 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 Thousand Two Hundred Seven and 25/100ths Dollars (\$30,207.25) 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 due or to become due from the Sublessee or Sublessor under said contract against said Contractor, in the amount of Thirty Thousand Two Hundred Seven and 25/100ths Dollars (\$30,207.25) plus interest, as aforesaid.

CLAIMANT:

PHOENIX TECHNICAL SERVICES, INC.

By:

Rami Nassib, President

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VERIFICATION

State of Illinois }

} 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 me this and day of

December, 2005.

Notary Public

My Commission Expires:_

OFFICIAL SEAL LAURA NELSON

And

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, Dropperty of Coot County Clert's Office IN COOK COUNTY, ILLINOIS.