SUBCONTRACTOR'S NOTICE AND CLAIM FOR

STATE OF ILLINOIS

COUNTY OF COOK

STATE OF ILLINOIS

COUNTY OF COOK

SS

Cook County Recorder of Deeds Date: 03/01/2006 11:51 AM Pg: 1 of 3

0606049130 Fee: \$18.00 Eugene "Gene" Moore RHSP Fee:\$10.00

M.J. & B. Contractors, Inc. Claimant

**VS** 

Parkview Bank & Trust Co. a/t/u/t/n 13572, dated June 24, 2003; The Falor Companies, Inc.; Printers Row, LLC; MHJV, LLC; Bischoff Partners Profit Sharing Plan & Trust or Nominee; B-4, LLC; Shakman Construction Hospitality Division, LLC; and all other(s) owning or claiming an interest in the hereinafter-described real property Defendants

### NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$22,017.32

THE CLAIMANT, M.J. & B. Contractors, Inc. 725 N. Willow, Itasca, Illinois, hereby files a notice and claim for lien against Shakman Construction Hospitality Division, LLC, contractor, 2595 NW Boca Raton Blvd., Boca Raton, Florida, and against Parkview Bank & Trus; Co., as trustee as aforesaid; The Falor Companies, Inc.; Printers Row, LLC; MHJV, LLC; Bischoff Partners Profit Sharing Plan & Trust or Nominee; B-4, LLC; and against all other(s) owning or claiming an interest in the hereinafter-described real property and on the hereinafterdescribed real property and states:

THAT, at all relevant times, Parkview Bank & Trust Co., as trustee as aforesaid; The Falor Companies, Inc.; Printers Row, LLC; MHJV, LLC; Bischoff Partners Profit Sharing Plan & Crust or Nominee; B-4, LLC; and all other(s) owning or claiming an interest in the hereinafter-described real property or any of them, was (were) the owner(s) of, or claimed an interest in, the following-described real property, to-wit:

#### See Attached Exhibit A

Permanent Index Numbers:

17-16-245-009-0000

17-16-245-010-0000

17-16-245-011-0000

17-16-245-012-0000

17-16-245-009-0000

Property Address:

500 - 538 South Dearborn Street, Chicago, Illinois

THAT, on February 7, 2005, Claimant made a subcontract with Shakman Construction Hospitality Division, LLC, to provide labor and material to perform general construction services for the afore-described real property for the sum of \$96,695.00.

THAT, at the special instance and request of the said Shakman Construction Hospitality Division, LLC, Claimant performed additional work on the afore-described real property of a value of and for the sum of \$171,367.47.

THAT the said subcontract, including the said additional work, was pursuant to Shakman Construction Hospitality Division, LLC's contract with the owner(s), or one(s) authorized or knowingly permitted by the owner(s) to enter into such a contract, to alter the afore-described real property.

0606049130 Page: 2 of 3

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN Page Two

THAT, on February 16, 2006, Claimant substantially completed all work required to be done pursuant to the said subcontract, including additional work as aforesaid.

THAT Claimant has received a total of \$243,375.15 pursuant to the said subcontract and has issued credit against the contract price in the amount of \$2,670.00.

THAT neither Shakman Construction Hospitality Division, LLC, the owner(s) nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of \$22,017.32 for which, with interest at the statutory rate, as specified in the Illinois Mechanics Lien Act and elsewhere in applicable statutes of the State of Illinois, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assigned and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its(their) agent(s). Ander the original contract.

			Jul Bounewalei
			Jack Boryszewski, Agent of Claimant, M.J. & B. Contractors, Inc.
STATE OF ILLINOIS	)	SS	19.3. & B. Contractors, Mc.
COUNTY OF DUPAGE	)	00	

THE AFFIANT, Jack Borvezewski, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Lien, knows the contents thereof, and that all statements therein contained are true.

Jack Boryszewski, Agant of Claimant, M.J. & B. Contractors, Inc.

Subscribed and sworn to before me this 28 day of FEBRUARY, 2006.

OFFICIAL SEAL ITXEL C PENA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/01/09

Mail To:

M.J. & B. Contractors, Inc. 725 North Willow Itasca, Illinois 60143 Prepared by:

Stephen M. Goba Illinois Document Preparation Co. 600 South Ahrens Avenue Lombard, Illinois 60148

Notary Public

0606049130 Page: 3 of 3

# UNOFFICIAL COPY SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN Page Three

### **EXHIBIT A**Legal Description

#### Parcel 1:

The north half of Lot 27 (except that part taken for street) in Block 124 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The south half of Lor 27 and all of Lot 28 and the north 10 feet of Lot 29 (except that part taken for street) in subdivision of Block 124 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 3:

Lot 6 (except that part taken for street) in Knight's Subdivision of Lots 30, 31 and 32 in Ogden's Subdivision of Block 124 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 4:

The south 30 feet of Lot 29 in Ogden's Subdivision of Block 124 aforesaid (except parts from both tracts taken for opening Dearborn Street), in Cook County, Illinois.

#### Parcel 5:

Lots 25 and 26 (except the east 35 feet thereof, more or less, taken for opening Dearborn Street and except the north 21 feet of Lot 25 taken for Congress Street) in Ogden's Subdivision of Block 124 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.