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MECHANICS' LIEN CLAIM

STATE OF ILLINOIS)
)
COUNTY OF COOK)



Doc#: 0626227074 Fee: \$18.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2006 11:07 AM Pg: 1 of 2

PRIME BUILDING CONTRACTORS, INC.

Claimant,

v.

IGOR B. OYSTACHER, MARINA OYSTACHER
and CHICAGO TITLE AND TRUST COMPANY
as Trustee under a trust agreement dated
October 2, 1981, known as Trust #1080760,

Owners/Defendants

The Claimant, PRIME BUILDING CONTRACTORS, INC., of 9351 Milwaukee, Niles, Illinois 60714, presents its claim for mechanics' lien against IGOR B. OYSTACHER, MARINA OYSTACHER and CHICAGO TITLE AND TRUST COMPANY, as Trustee under a trust agreement dated October 2, 1981, known as Trust #1080760, (hereinafter referred to as "owner(s) and states as follows:

That on or about September 2, 2005 and December 22, 2005 owners owned the following land with improvements in the County of Cook, State of Illinois to wit:

Street address: 935 Woodland Drive, Glenview, Illinois 60025

Legally described as:

The West 140 feet of Lot 18 in Glenview Forest being a subdivision of parts of the Northwest fractional 1/4 of section 8 and the Northeast fractional 1/4 of section 7, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded in Cook County, Illinois

Tax id # 10-08-100-048-0000

and PRIME BUILDING CONTRACTORS, INC. was the Owners' General Contractor for the improvement thereof. On or about September 2, 2005 and December 22, 2005 said General Contractor made contracts with Owners for the improvement of said property to provide labor and materials for said improvement and that on May 26, 2005, Claimant has completed thereunder all that was required to be done by said contracts.

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The following amount is due but remains unpaid on said contract:

Contract -	\$147,500.00
Extras/Change	\$7,500.00
Work completed for amount of	\$139,000.00
Credits	\$120,800.00
Total balance due	\$18,200.00

Leaving due, unpaid and owing to the Claimant after all credits, the sum of \$18,200.00, EIGHTEEN THOUSAND TWO HUNDRED DOLLARS for which, with interest, the Claimant claims a mechanics' lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the Owners.

To the extent permitted by law, all waivers of liens given by Claimant, if any, in order to induce payments not received are hereby revoked. Acceptance of payment by Claimant of part, but not all of the amount claimed hereunder shall not operate to invalidate this notice.

PRIME BUILDING CONTRACTORS, INC.

By: A. Kharpatin
Alex Kharpatin, President

VERIFICATION

Under penalties, as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, the undersigned affiant Alex Kharpatin first being duly sworn on oath deposes, states and certifies that he is the President of the Claimant corporation, that he read the foregoing Claim and has personal knowledge of the facts stated therein, and that the statements set forth in the foregoing Claim for Mechanics' Lien are true and correct.

A. Kharpatin
Alex Kharpatin

Subscribed and sworn to before me this 15th day of September, 2006.

Notary Public Elena Kupchenko

Prepared by:
Eugene I. Turin
400 Skokie Blvd. S. 380
Northbrook, IL 60062

