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Doc#: 0635322094 Fee: \$18.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2006 03:00 PM Pg: 1 of 3

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

MECHANIC'S LIEN CLAIM
PURSUANT TO
ILLINOIS COMPILED
STATUTES CHAPTER 770
SEC. 60/0.01 ET. SEQ.

To: Kedvale Street Properties, LLC
Daniel H. Frown, Registered Agent
53 West Jackson Blvd.
Suite 703
Chicago, IL 60604

Hardiman's Irrevocable Children's Trust date 08/25/97
Eugene Hardiman
Law Offices of Eugene Hardiman
77 West Washington St.
Suite 600
Chicago, IL 60602-3276

Remus Sava
Sava Remus Construction, Inc.
5029 N. Bernard
Chicago, IL 60625

Village Bank & Trust
Main Banking Center
234 W. Northwest Highway
Arlington Heights, IL 60004

3851-53 N. Kedvale Condo. Assoc.
3851 N. Kedvale Ave.
Chicago, IL 60641

City of Chicago
Department of Water Management
1000 E. Ohio
Chicago, IL 60611

Diana C. Bedoya
3851-53 N. Kedvale
Unit 2A
Chicago, IL 60641

ABN AMRO Mortgage Group, Inc.
P.O. Box 5065
Troy, MI 48007-5065

The Claimant, T & A Plumbing, of Chicago, County of Cook and State of Illinois, hereafter referred to as "Claimant", hereby files its Claim for Lien against Owner, Kedvale Street Properties, LLC, hereafter referred to as "Owner", of the City of Chicago, County of Cook, and State of Illinois, and states and avers on oath as follows:

1. That on January 24, 2006, the Owner owned the following described property ("the Property") in the City of Chicago, County of Cook and State of Illinois, to wit:

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LOT 4 IN BLOCK 37 IN IRVING PARK IN THE NORTH 1/2 OF THE NORTHEAST 1/4 SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0628322073, TOGETHER WITH THE COMMON ELEMENTS AND PERCENTAGES, ALL IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 3851-53 NORTH KEDVALE AVENUE, CHICAGO, ILLINOIS
or "THE KEDVALE COURT CONDOMINIUM"

PIN: 13-22-212-002-0000

2. That on or about January 24, 2006, Claimant made a contract with the General Contractor, SEVA REMUS CONSTRUCTION, INC., Owner's duly authorized General Contractor and Agent, for labor and materials necessary to install piping, faucets, hot water heaters and other bathroom and plumbing fixtures at the Property. On November 15, 2006, the last date Claimant worked on the Property, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under the Contract.

3. That the total amount of the Contract was One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00) Dollars, to which a further Eight Thousand Five Hundred and 00/100 (\$8,500.00) Dollars in approved reimbursements for out-of-pocket expenditures on certain fixtures were added, and after allowing for all just credits, including payment from the Owner in the amount of Forty Thousand and 00/100 (\$40,000.00) Dollars, the mandated removal of 24 out of 167 installed fixtures in the amount of Twenty Five Thousand, One Hundred Forty-Seven and 50/100 (\$25,147.50), and a 10% deduction of the contract price for that commensurate amount of work uncompleted in the amount of Fourteen Thousand Nine Hundred Eighty-Five and 25/100 (\$14,982.25), therefore leaves the sum of One Hundred Three Thousand Three Hundred Sixty-Seven and 25/100 (\$103,357.25) Dollars, rightfully due and owing Claimant, for which the Claimant claims a lien, with interest pursuant to Illinois Statute, on said land and improvements, and on the moneys or other considerations due or to become due from the Owner under said contract against said Contractor and Owner(s).

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Respectfully submitted,
Teofil Ardelean, as sole owner of T & A Plumbing & Heating

By: Teofil Ardelean
Teofil Ardelean

Date: December 12, 2006

VERIFICATION

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The affiant, Teofil Ardelean, as sole owner of T & A Plumbing & Heating, being first duly sworn, on oath deposes and says that the affiant is owner of the Claimant; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.

Teofil Ardelean
Teofil Ardelean
Sole owner of T & A Plumbing & Heating

Subscribed and sworn
to this 12 day of December,
December, 2006.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED BY MAIL TO:
Daniel G. Lauer & Assoc., PC
1424 W. Division St.
Chicago, IL 60622-3360

Property of Cook County Clerk's Office