



Doc#: 0700418079 Fee: \$18.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2007 03:23 PM Pg: 1 of 3

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED  
TO:

John S. Mrowiec  
Conway & Mrowiec  
20 South Clark Street  
Suite 1000  
Chicago, Illinois 60603  
(312) 658-1100

**ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN**

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF C O O K     )

The Claimant, Leopardo Companies, Inc. ("Leopardo"), an Illinois corporation with an office at 5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Lightner Enterprises, Inc. ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner;

Leopardo states:

1. Since October 10, 1990, Owner owned interest(s) as fee simple owner and, possibly otherwise, in the Real Estate commonly known as 1006 South Michigan Avenue, Chicago, Illinois and legally described as follows ("Real Estate"):

Lots 1, 2 and 3 in Harmon's Subdivision of the South 1/3 of Block 20 in Fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

The PIN Number of the Real Estate is 17-15-307-019.

2. As of July 7, 2006, Leopardo entered into a written contract with Renaissance 1000 South Michigan, LLC ("Renaissant") under which Leopardo agreed to provide labor, material and equipment to perform construction services as general contractor to erect a Sales Model on the second floor of the building previously erected on the Real Estate in exchange for payment of the

PIN Number:           17-15-307-019

Address:                1006 South Michigan Avenue, Chicago, Illinois



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stipulated sum of Two Hundred Forty-Five Thousand Twenty-Three Dollars (\$245,023) subject to increase for additional or changed work, or differing site conditions or encountering of hazardous substances (the "Contract").

3. At the special instance and request of Renaissant, Leopardo furnished extra and additional materials and extra and additional labor for the improvement of the Real Estate to the extent and value of Twenty-Four Thousand Nine Hundred Sixty-Eight Dollars (\$24,968) for a final adjusted Contract Price of Two Hundred Sixty-Nine Thousand Nine Hundred Ninety-One Dollars (\$269,991).

4. The Contract was entered into by Renaissant and the work was performed by Leopardo with the knowledge and consent of Owner or Owner's agent. Alternatively, Owner or Owner's agent authorized Renaissant to enter into contracts to improve the Real Estate.

5. Leopardo completed Leopardo's Work under the Contract on September 8, 2006.

6. As of the date hereof, after allowing all credits, there is presently due, unpaid and owing to Leopardo, the principal sum of Two Hundred Sixty-Nine Thousand Nine Hundred Ninety-One Dollars (\$269,991) for which, with interest, Leopardo claims a mechanics lien against the Real Estate.

7. Leopardo hereby revokes any waiver of rights given in advance of payment for which payment was not made.

Dated: January 2, 2007

LEOPARDO COMPANIES, INC.

By: \_\_\_\_\_

John D. Ward, Jr.

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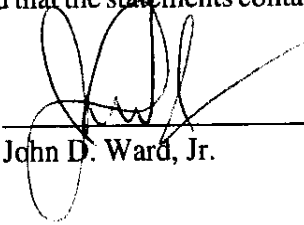
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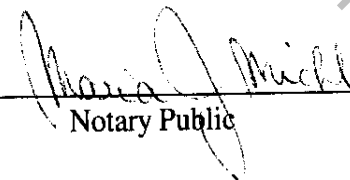
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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF C O O K        )

I, John D. Ward, Jr., being first duly sworn on oath, depose and state that I am Chief Financial Officer of Claimant, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

  
\_\_\_\_\_  
John D. Ward, Jr.

SUBSCRIBED AND SWORN TO  
before me this 21 day of January, 2007.

  
\_\_\_\_\_  
Notary Public



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