

UNOFFICIAL COPY

Prepared by, recording requested by and
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Doc#: 0709439026 Fee: \$18.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/04/2007 09:14 AM Pg: 1 of 4

- - Above this line only for official use - -

GENERAL CONTRACTOR'S MECHANIC'S LIEN - NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY

SAM MARTS ARCHITECTS & PLANNERS, LTD

Claimant,

v.

GRAND INVESTMENT GROUP, LLC
SOUTHPOINT GRAND AVENUE, LLC
BRIDGEVIEW BANK GROUP
ALLEGIANCE COMMUNITY BANK
UNKNOWN OWNERS
NON-RECORD CLAIMANTS

Defendants.

The undersigned Claimant, SAM MARTS ARCHITECTS & PLANNERS, LTD, of 1474 N. Milwaukee Avenue, County of Cook (the "Claimant"), State of Illinois, hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against GRAND INVESTMENT GROUP, L.L.C. ("Owner"), of 1455 N. Paulina St., Chicago, Illinois 60622; SOUTHPOINT GRAND AVENUE, L.L.C. of 7654 Playa Rienta Way, Delray Beach, Florida 33446; BRIDGEVIEW BANK GROUP of 7940 S. Harlem Avenue, Bridgeview, Illinois 60455; and ALLEGIANCE COMMUNITY BANK ("Lender"), of 8001 W. 183rd St., Tinley Park, Illinois 60477; and other Unknown Owners and Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner

UNOFFICIAL COPY**CLAIMANT STATES AS FOLLOWS:**

1. On, or about March 3, 2005, Owner(s) owned title to the real estate (including all land and improvements thereon) (the "Premises") in Cook County, Illinois commonly known as: 1400 – 1408 W. Grand Avenue, Chicago, Illinois 60622, and legally described as follows:

LOTS 31, 32, 33 AND 34 in BLOCK 13 IN BICKERDIKE'S ADDITION TO CHICAGO, IN THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 17-08-123-038; 17-08-123-039; 17-08-123-040-0000.

2. On or about March 3, 2005, Claimant and Owner(s) entered into that certain agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the sum of Forty-Seven Thousand (\$47,000.00) Dollars (the "Contract Sum").

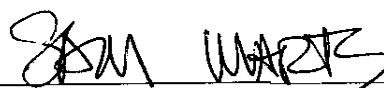
3. On or about February 28, 2007, Claimant completed all of the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and/or materials necessary for performance of its duties under the Contract for the improvements to the Property.

4. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and/or materials was furnished, delivered and performed, and the work contemplated under the Contract completed, on or about February 28, 2007.

5. There is now justly due and owing the Claimant for work completed at 1400 – 1408 W. Grand Avenue, City of Chicago, County of Cook, State of Illinois after allowing to the Owner(s) all credits, deductions and offsets, the sum of Thirty-Six Thousand Seven Hundred Thirty-Two 21/100 (\$36,732.21) Dollars plus interest at the rate specified in the Illinois Mechanics Lien Act.

6. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner(s) and all persons interested therein for Thirty-Six Thousand Seven Hundred Thirty-Two 21/100 (\$36,732.21) Dollars plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

SAM MARTS ARCHITECTS & PLANNERS, LTD.



SAM MARTS,
Sam Marts Architects & Planners, Ltd.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

The Affiant, SAM MARTS, being first duly sworn, on oath deposes and says he is one of the principals of SAM MARTS ARCHITECTS & PLANNERS, LTD., ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant's knowledge

BY: SAM MARTS
SAM MARTS, Claimant.

Subscribed and Sworn to
Before me this 29th
day of MARCH, 2007.



Matteo
NOTARY PUBLIC

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SERVICE LIST

Grand Investment Group, LLC
c/o Michael Gaylor
1320 N. Wood Street
Chicago, Illinois 60622

Bridgeview Bank Group
Attn: Bill Iaculla
7940 S. Harlem Avenue
Bridgeview, Illinois 60455

Southpoint Grand Avenue, LLC
Attn: Eric Saltzman
7654 Playa Rienta Way
Delray Beach, Florida 33446

Allegiance Community Bank
Attn: Mike Liskiewicz
8001 W. 183rd Street
Tinley Park, Illinois 60477

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