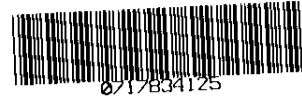


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Doc#: 0717834125 Fee: \$18.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/27/2007 03:11 PM Pg: 1 of 4

Return To:
Joseph Hwang
5511 N. Broadway #2
Chicago, IL. 60640

Property of Cook County Clerk's Office

(for recorders use)

GENERAL MECHANIC'S LIEN- VERIFIED NOTICE AND CLAIM

THE CLAIMANT, **Joseph Hwang.**, located at 5511 N. Broadway Unit 2 Chicago, IL 60640, claims a lien against the real estate, more fully described below, pursuant to the Mechanics lien Act of Illinois and against the interest of the following entities in the real estate: **Armitage Liqs, LLC.**, owner, Premier Bank, Mortgagee, Aztec American Bank, mortgagee, (**collectively, "Owner"**), and any other person claiming an interest in the real estate, more fully described below, through or under the **Owner**, stating as follows:

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1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: LOT 12 IN BLOCK 2 IN WINKELMAN'S SUBDIVISION OF BLOCK 11 AND PART OF BLOCK 2 IN SIMONS SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-35-404-004-0000

Commonly Known: as 3273 W. Armitage Chicago, IL. 60647.

2. That **ARMITAGE LIQS, LLC.**, owner, contracted with Claimant, with witnesses present, to provide interior remodeling including but not limited to demolition, removal of waste, signage, security features, metal stud framing, drywall, finishing, plasterwork, flooring, HVAC, Heat, electrical, sub-flooring, flooring, waterproofing, replacement of windows, plumbing, ventilation and electrical repair work, repair of existing exterior fixtures, finish installation, partition installation, granite, painting, and further installation to said premises.

3. That the contract was entered into by **Armitage Liqs, LLC**, owner, and the work was performed, improving the structure was with the complete knowledge and consent of the **Owners**.

4. That on or about May 20, 2007, the Claimant performed the agreed upon work to the extent of this claim and has not

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received any compensation to date in connection with the improvement of the property, under the contracted for terms, supplying all labor and materials necessary for the performance of its duties under the agreement between the owner and claimant.

5. That, as of this date, there is due, unpaid and owing to the Claimant, whereby no payment has yet been made, the principal sum of Ninety Five thousand dollars and 00/100 (\$95,000.00), which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

6. Claimant claims a lien on the real estate and against the interest of the **Owners** in the real estate (including all land and improvements and leasehold interests thereon) in the amount of Ninety Five thousand dollars and 00/100 (\$95,000.00), plus interest, costs and attorney fees, if any.

By: 

Joseph Hwang

Claimant

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STATE OF Illinois)

) SS

COUNTY OF Cook)

I, MARIA L VILLAFANE, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Hwang, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of June, 2007.



Notary Public

