UNOFFICIAL COPY

DOCUMENT PREPARED BY AND RETURNED TO: Contractors Lien Services, Inc. 6315 N. Milwaukee Ave Chicago, IL 60646 773-594-9090 773-594-9094 fax getpaid@paydaylien.com STATE OF ILLINOIS) SS. COUNTY OF COOK CONTRACTORS LIEN SERVICES, INC SUCSESSOR IN INTEREST TO CEZARY KUCBOR A/K/A CFZAR'S PLUMBING II V. CHICAGO & GREENVIEW COML LLC

2/31/50003

Doc#: 0731750003 Fee: \$21.50 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Cook County Recorder of Deeds

Date: 11/13/2007 08:46 AM Pg: 1 of 7

NOTICE AND AFFIDAVIT OF INVALID RELFASE OF MECHANICS LIEN

- 1. Under penalties as provided by law pursuant to Section 1-102 ci the Illinois Code of Civil Procedure, the undersigned, Steven Boucher, certifies that the sequences set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verify believes the same to be true.
- 2. The undersigned conducts business under the name CONTRACTORS LIEN SERVICES, INC.
- 3. On 06/25/2007, I caused to recorded a Contractor's Claim for Lien ("Claim for Lien") with the Cook County Recorder of Deeds as Document No. 0717656147 in the amount of \$ 125,000.00 plus interest, filing fees and costs against the following described property owned by Chicago & Greenview Coml LLC"Owner'):

(See Attached Exhibit A for Legal Description)

PIN: 17 05 325 043 0000 and commonly known as 808 N. Greenview Ave, Chicago, IL 60605 (the "Premises").

1/8

0731750003 Page: 2 of 7

UNOFFICIAL COPY

- 4. As of the date of recording this Notice and Affidavit of Invalid Release of Mechanics Lien, the above-referenced Claim for Lien has not been satisfied in full or in part.
- 5. On 10/19/2007, a Release of Mechanics Lien was recorded without my knowledge or consent in the Office of the Cook County Recorder of Deeds as Document No. 0729209033 that purports to release my Claim for Lien against the Premises by the Defendants and his Attorneys.
- The purported Release of Mechanics Lien does nor bear my signature or the signature of the claimant I have not released or waived any lien rights with regard to the Premises.
- 7. I continue to claim a lien upon the above-described Premises and all improvements thereon and agains, all persons, interested therein, for the amount of \$ 125,000.00 plus interest, filing fees and costs totaling \$ 136,702.90.

By:

Steven Boucher / President Contractors Lien Services

STATE OF ILLINOIS)

COUNTY OF COOK)

The Cooperation of Co The undersigned, Steven Boucher, being first duty sworn on oath, deposes and says that he is the owner of Contractors Lien Services, and that he has knowledge of the facts and matters above recited; that he has read the foregoing Notice and At sidavit of Invalid Release of Mechanics Lien and knows the contents thereof; and that all the statements therein contained are true, except as to those matters stated to be on information and belief which he verify believe to be true.

> Steven Boucher / Presider. Contractors Lien Services

Subscribed and sworn to

Before me this 9th day of November, 2007

Notary Public

OFFICIAL SEAL **JOLANTA KOZLOWSKI** NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/16/11

0731750003 Page: 3 of 7 0717656147 Page: 3 of 3 UNOFFICIAL 052923 06 Page: 14 of 14

STREET ADDRESS: 1500 WEST CHICAGO AVENUE

UNIT A

);;;;cc

CITY: CHICAGO

COUNTY: COOK

1205-325-044-0000

TAX NUMBER: 17-05-325-041-0000, 17-05-325-042-0000, 17-05-325-043-0000

LEGAL DESCRIPTION:

THAT PART OF LOTS 19, 20, 21, 22 AND 23 LYING ABOVE A HORIZONTAL PLANE OF +14.86 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.40 CITY OF CHICAGO DATUM IN THE SUBDIVISION OF 1 ACRE IN THE SOUTHEAST 1/4 OF BLOCK 29 IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1855 IN BOOK 85 OF MAPS, PAGE 112, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.0 FOOT NORTH AND 4.25 FEBT EAST OF THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 45.30 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 5.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 2.81 FEET; THENCE EAST PARALLY WITH THE SOUTH INE OF SAID LOTS A DISTANCE OF 28.48 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 4.12 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 8.05 FRET; THENCE SOUTH PARALLEL WITH 1912 LIST LINE OF SAID LOT 19, A DISTANCE OF 5.32 FRET; THENCE EAST PARALLEL WITH THE COUTH LINE OF SAID LOTS, A DISTANCE OF 40.43 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 6.14 FEET; THENCE BAST PARALLEL WITH THE SOUTH INE OF SAID LOTS, A DISTANCE OF 19.58 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.57 FEET; THENCE BAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 12.95 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 11.20 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 7.03 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID DOT 19, A DISTANCE OF 9.98 FEET TO A POINT, SAID POINT BEING 1.37 FEET WEST AND 19.00 FERT NORTH OF THE SOUTHEAST CORNER OF SAID LOT 23; THENCE SOUTHWESTERLY ALONG A STRAIGHT TOR, A DISTANCE OF 17.03 FEET TO A POINT, SAID POINT BEING 7.0 FEET NORTH AND 13.40 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 23; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 8.17 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 6.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 17.06 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISPLACE OF 5.97 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS A DISTANCE OF 24.99 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.96 FRET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 17.: 0 FRET; THENCE N PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.98 FRET, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 24.85 FEET; THENCE FORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.96 FEST; THENCE WEST PAVALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 17.28 FEET TO THE POINT OF BEGINNING IN COOK COUNTY,

CLPOALO

0731750003 Page: 4 of 7

FFICIAL

ASSIGNMENT OF RIGHTS

THIS ASSIGNMENT made this 16th day of May, 2007, by and between Cezary Kucbor ("Assignor"), and Steven Boucher ("Assignee"):

WITNESSETH, that for valuable consideration in hand paid by the Assignee to the Assignor, the receipt and sufficiency of which is hereby acknowledged, the Assignor hereby assigns all of his past, present and future rights, claims and interest entitling Assignor to a claim ander the Illinois Mechanics Lien Act to Assignee pertaining to the following address(es):

[Property Address]

Assignor hereo, authorizes and empowers Assignee, to do and perform such acts and things necessary to be done and to file or otherwise initiate any remedies or causes of action Assignor may have been or may currently be entitled to with the same effect as if Assignor could have

Dated: May 16, 2007

ACCEPTANCE BY ASSIGNEE

I, Steven Boucher, accept the above assignment.

Dated : May 16, 2007

Steven Boucher

STATE OF ILLINOIS) SS COUNTY OF COOK

300000, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Cezary Kucbor and Steven Boucher, personally known to me to be the same persons whose names are subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said Instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 16th day of May, A.D. 2007.

OFFICIAL SEAL Beata Bohun Notary Public, State of Illinois by Commission Exp. 09/12/2008

0731750003 Page: 5 of 7

UNOFFICIAL COPY

DOCUMENT PREPARED BY

AND RETURN TO:

Contractors Lien Services, Inc. 6315 N. Milwaukee Ave. Chicago, IL 60646 773-594-9090 773-594-9094 fax getpaid@paydaylien.com



Doc#: 0717856147 Fee: \$18.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 08/25/2007 11:01 AM Pg: 1 of 3

CLAIM OF LIEN (MECHANICS)

State of Illinois

SS. County of Cook.

The claimant, Cezar's Plumbing II hereby files its lien as an original contractor against (hereinafter, collectivity, "contractor") hereby files its lien as an original contractor against (hereinafter, collectivity, "contractor") and (hereinafter, collectivity, "owner") and states:

On 8/5/2006 Owner owned in fee simple title to the certain land described Exhibit A attached hereto, including all land and improvements thereon, in the county of Cook Scate of Illinois. Permanent Index Numbers:

17 05 325 043 0000

commonly known as: 808 N. Greenview Ave, Chciago IL 60622. Owner of Record Chicago & Greenview Coml LLC

And that was the owner's contractor for the improvement thereof:

On 1/1/2006 contractor made an implied contract with the claimant to furnish all labor and materials, equipment and services necessary for,

service invewater service, grease basin, underground piping, general plumbing, labor and materials

for and in said improvement and that on **8/5/2006** the claimant completed all required by said contract to be done.

That at the special instance and request of contractor(s), the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ 0.00 completed on 8/5/2006.

Thursday, June 21, 2007

Page 1 of 2

0731750003 Page: 6 of 7

UNOFFICIAL COPY

The original contract amount was for \$ 125,000.00 . That said contractor is entitled to credits on account thereof as follows \$ 0.00 leaving due, unpaid and owing to the claimant after allowing all credits, the sum of \$ 125,000.00 for which, interest of 10% \$ 10,958.90 , in addition to extra work done in the amount of \$ 0.00 , the filling fee amount of \$ 497.00 , the release of liens fee of \$ 150.00 , certified mailing fees of \$ 37.00 , and title search fees of \$ 60.00 for a total of \$ 136,702.90 due and owing.

The claimant claims a lien on said land and improvements and on the monies or other consideration, due to or to become due from owner under said contract against said contractors and owner.

Date: 6/21/2007

Signed by:

Print Name/Title

Steven F Boucher

VERIFICATION

I declare that I am authorized to file this CLAIM OF LIEN (MECHANICS) on behalf of the claimant. I have read the foregoing document and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury under the law of the State of Illinois that the foregoing is true and correct. Executed at Contractors Lien Services, Inc. on 6/21/2007

Signed by: Stem F. Bou File

Sturn F. Boude

Print Name/Title

Steven F Boucher

Subscribed and sworn to before me on this

21 divof

June, 2007

Notary Public

OFFICIAL SEAL.

Se Ita Bohum

Notary Lablic, State of Illinois

My Commission, Exp. 09/13/2013

Thursday, June 21, 2007

Page 2 of 2

0731750003 Page: 7 of 7 07 17555147 Page: 3 อา 3

UNOFFICIAL COPY 14 of 14

STREET ADDRESS: 1500 WEST CHICAGO AVENUE

UNIT A

OFFICE

CITY: CHICAGO

LEGAL DESCRIPTION:

COUNTY: COOK

TAX NUMBER: 17-05-325-041-0000, 17-05-325-042-0000, 17-05-325-043-0000

1205-32-5-044-0000

THAT PART OF LOTS 19, 20, 21, 22 AND 23 LYING ABOVE A HORIZONTAL PLANE OF +24.86 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.40 CITY OF CHICAGO DATUM IN THE SUBDIVISION OF 1 ACRE IN THE SOUTHBAST 1/4 OF BLOCK 29 IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1855 IN BOOK 85 OF MAPS, PAGE 112, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.0 FOOT NORTH AND 4.25 FEBT EAST OF THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 45.30 FRET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 5.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 2.81 FEET; THENCE EAST PARALLEY WITH THE SOUTH INE OF SAID LOTS A DISTANCE OF 28.48 FEET; THENCE SOUTH PARALLEL WITH 1PE WEST LINE OF SAID LOT 19, A DISTANCE OF 4.12 FEET; THENCE BAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 8.05 FRET; THENCE SOUTH PARALLEL WITH THE VEST LINE OF SAID LOT 19, A DISTANCE OF 5.32 FEET; THENCE EAST PARALLEL WITH THE COUTS LINE OF SAID LOTS, A DISTANCE OF 40.43 FEET; THENCE NORTH PARALLEL WITH THE WELT LINE OF SAID LOT 19, A DISTANCE OF 6.14 FEET; THENCE EAST PARALLEL WITH THE SOUTH ANZ OF SAID LOTS, A DISTANCE OF 19.58 FEST; THENCE SOUTH PARALLEL WITH THE WEST LIKE OF SAID LOT 19, A DISTANCE OF 5.57 FRET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 12.95 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 11.20 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 7.03 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 9.98 FEET TO A POINT, SAID POINT BEING 1.37 FEET WEST AND 19.06 FITT NORTH OF THE SOUTHBAST CORNER OF SAID LOT 23; THENCE SOUTHWESTERLY ALONG A STRAIGHT WAY, A DISTANCE OF 17.03 FEET TO A POINT, SAID POINT BEING 7.0 FEET NORTH AND 13.40 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 23; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 8.17 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 17 A DISTANCE OF 6.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTUNCE OF 17.06 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.97 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS A DISTANCE Of 24.99 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.96 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 17.20 FEET; THENCE N PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.98 FEET: TWENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 24.85 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 19, A DISTANCE OF 5.96 FEET; THENCE WEST PAR'LLEL WITH THE SOUTH LINE OF SAID LOTS, A DISTANCE OF 17.28 FEET TO THE POINT OF BEGING ING IN COOK COUNTY. ILLINOIS