

# 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#: 0736150046 Fee: \$18.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2007 11:34 AM Pg: 1 of 3

## SUBCONTRACTOR'S CLAIM OF LIEN (MECHANICS)

State of Illinois

SS. County of **Cook**

The claimant, Contractor's Lien Services, Inc., successor in interest to **Bogdan Rusek** hereby files its lien as a subcontractor against the real property described in Exhibit A and against the interest of **5450 Western Avenue LLC**, (hereinafter Owner) in that real property.

On **11/30/2007** owner owned fee simple title to the certain land described in Exhibit A attached hereto, including all land and improvements thereon, in the county of **Cook**, State of Illinois.

Permanent Index Numbers: **13 12 218 025 0000**

Commonly known as: **5450 N Western Ave Chicago, IL 60625**

Owner of Record: **5450 Western Avenue LLC,  
1502 W Chicago Ave  
Chicago, IL 60622**

On **11/1/2007** claimant made **an oral contract** with **United Masonry & Tuckpointing Grzegorz** the original contractor

(hereinafter Original Contractor) to furnish all labor and materials, equipment and services necessary for, **Labor, masonry work**

for and in said improvement, and that on **11/30/2007** the claimant completed all required by said contract for and in said improvement.

That at the special instance and request of owner(s) or original contractor, the claimant furnished extra and additional materials and extra and additional labor on said premises the value of which is and which was completed on **11/30/2007**.

Wednesday, December 26, 2007 This Is An Attempt To Collect A Debt

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Title company please be informed that this lien incurs 10% interest from date of filing and must be calculated at time of closing pursuant to 770ILCS 60/1(a) of the Illinois Lien Act.

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The original subcontract amount was for **\$4,900.00** in addition extra work was done at a cost of **\$0.00**. After allowing for all credits in favor of the owner **\$4,900.00** is due and owing on which interest is accruing at the rate of 10% per year. Also due is the filing fee of **\$297.00**, release of Lien fee of **\$150.00**, title search fee of **\$65.00**, and certified mailing fees of **\$46.00** for a total due of **\$5,492.90**.

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 the original contract to the original contractor.

Date: 12/26/2007

Signed by:

*Steve F. Boucher*

Print Name/Title: Steve Boucher

President/Contractors Lien Services

**TAKE NOTICE****THE CLAIM OF Bogdan Rusek**

DESCRIBED IN THIS CLAIM FOR LIEN HAS BEEN ASSIGNED TO CONTRACTORS LIEN SERVICES, INC. ALL NOTICES OF ANY KIND WHETHER PROVIDED FOR OR REQUIRED BY STATUTE OR OTHERWISE MUST BE SENT TO CONTRACTORS LIEN SERVICES, INC. AT 6315 N. MILV AURIE AVENUE, CHICAGO, ILLINOIS 60646. NOTICES SENT TO THE FORMER CLAIMANT WILL NOT BE VALID. FURTHER, ONLY CONTRACTORS LIEN SERVICES, INC., CAN NEGOTIATE A SETTLEMENT OF THIS CLAIM FOR LIEN. ANY PAYMENTS MADE TO THE FORMER CLAIMANT WILL NOT AFFECT YOUR LIABILITY TO CONTRACTORS LIEN SERVICES, INC.

**VERIFICATION**

I declare that I am authorized to file this SUBCONTRACTOR'S 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 Contractor's Lien Services, Inc. on 12/26/2007.

Signed by:

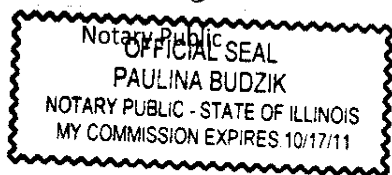
*Steve F. Boucher*

Print Name/Title: Steve Boucher

President/Contractors Lien Services

Subscribed and sworn to before me on this 26 day of December, 2007.

*Paulina Budzik*



Wednesday, December 26, 2007 This Is An Attempt To Collect A Debt

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Title company please be informed that this lien incurs 10% interest from date of filing and must be calculated at time of closing pursuant to 770ILCS 60/1(a) of the Illinois Lien Act.

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**RECORDATION REQUESTED BY:**

Midwest Bank and Trust  
Company  
Algonquin Banking Center  
2045 E. Algonquin Road  
Algonquin, IL 60102



Doc#: 0734105007 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2007 09:31 AM Pg: 1 of 15

**WHEN RECORDED MAIL TO:**

Midwest Bank and Trust  
Company  
Algonquin Banking Center  
2045 E. Algonquin Road  
Algonquin, IL 60102

*2008-01-23 AT-0-0-0-0*

Property of Cook County Clerk

**FOR RECORDER'S USE ONLY**

**This Mortgage prepared by:**

IRIZARRY/ROQUE  
Midwest Bank and Trust Company  
2045 E. Algonquin Road  
Algonquin, IL 60102

### CONSTRUCTION MORTGAGE

**MAXIMUM LIEN.** At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$391,247.00. *150*

**THIS MORTGAGE** dated December 3, 2007, is made and executed between 5450 Western Avenue LLC, whose address is 1502 W. Chicago Ave., Chicago, IL 60622 (referred to below as "Grantor") and Midwest Bank and Trust Company, whose address is 2045 E. Algonquin Road, Algonquin, IL 60102 (referred to below as "Lender").

**GRANT OF MORTGAGE.** For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Cook County, State of Illinois:

**PARCEL 1: UNITS 101, 102, 104, 106, 108, 203, 205, 207, 301, 302, 303, 304, 305, 306, 307, 308, 401, 402, 403, 404, 405, 406, 407 AND 408 IN THE 5450 WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THE NORTH 193 FEET (EXCEPT THE WEST 156 FEET AND THE NORTH 2 RODS AND EXCEPT THAT PART TAKEN FOR WESTERN AVENUE THEREOF) IN LOT 1 IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED**

## BOX 334 CTI