

CONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
COUNTY OF COOK)



The Lien Claimant, **INTERNATIONAL CONTRACTORS, INC. ("ICI")**, an Illinois corporation, of 977 South Route 83, Elmhurst, Du Page County, Illinois, hereby files a claim for mechanic's lien against **AHUVA DESNICK and DR. JAMES DESNICK** hereinafter referred to collectively as "Owner" of Chicago, Cook County, Illinois, and any person or entity claiming an interest in the property (as hereinafter defined), by, through or under Owner, and states:

That from April 14, 1997, and all relevant times thereafter, the Owner owned the following described land in the City of Chicago, County of Cook and State of Illinois, commonly known as Unit 7W, 181 East Lake Shore Drive, Chicago, Illinois 60611, and legally described as follows:

UNIT 7W IN THE MAYFAIR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE WEST 17 FEET OF LOT 11, AND ALL OF LOTS 12, 13 IN FITZ SIMON'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF LINCOLN PARK BOULEVARD, EXCEPT THAT PART OF THE SOUTH 134 FEET LYING EAST OF A LINE PARALLEL TO AND 750 FEET EAST OF THE EAST LINE OF LINCOLN PARK BOULEVARD; AND LOT 2 IN MAYFAIR-REGENT RESUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST 1/2 OF SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE, ENCROACHMENTS, EQUIPMENT, SERVICES AND SUPPORT BENEFITTING THE AFORESAID PARCEL (AND THE IMPROVEMENTS THEREON) WHICH ARE SET FORTH IN EASEMENT AGREEMENT RECORDED NOVEMBER 14, 1996, AS DOCUMENT NUMBER 96869215, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96869217, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-03-208-034-1018

Common Address: Unit 7W, 181 East Lake Shore Drive, Chicago, Illinois 60611

hereinafter referred to as the "Property".

That on or about April 14, 1997, Dr. James Desnick, who was authorized and knowingly permitted by Ahuva Desnick to enter into a contract, and ICI entered into a certain written Construction Agreement pursuant to which ICI, as General Contractor, agreed to provide certain labor, material and work to the condominium located on the Property (hereinafter referred to as the "Project"), all as

more fully set forth in said Agreement, for the cost of the work plus ten percent (10%).

That the Lien Claimant, ICI, furnished labor and material to the Project to the value of One Million One Hundred Nineteen Thousand Two Hundred Thirty-Six and 20/100 Dollars (\$1,119,236.20), and completed same on September 27, 1998.

That as of the date hereof, there remains due, unpaid and owing to Lien Claimant, after allowing for all just credits, payments and set-offs, the sum of **One Hundred Fifteen Thousand Thirty-Six and 79/100 Dollars (\$115,036.79)**, for which, with interest, Lien Claimant claims a lien on said Property, Project and improvements thereon and on the monies, bonds and/or warrants or other considerations due or to become due from the Owner.

Dated: December 4, 1998

**INTERNATIONAL CONTRACTORS, INC.,
Mechanic's Lien Claimant,**

By: William D. Kelly
Its duly Authorized Agent
and Attorney-In-Fact

*This Documents has been prepared
by and after recording returned to:*

William D. Kelly, Esquire
KELLY & KARRAS, LTD.
1 S. 660 Midwest Road, Suite 330
Oakbrook Terrace, Illinois 60181
(630) 261-0202

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

VERIFICATION

WILLIAM D. KELLY being first duly sworn on oath, deposes and states that he is the duly authorized agent and attorney-in-fact of Lien Claimant, **INTERNATIONAL CONTRACTORS, INC.**, an Illinois corporation; that he is authorized to sign this Verification of the foregoing Contractor's Claim for Lien Pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/1, et seq.; that he has read the above and foregoing **CONTRACTOR'S CLAIM FOR LIEN**, and that the statements set forth therein are true and correct in substance and in fact.

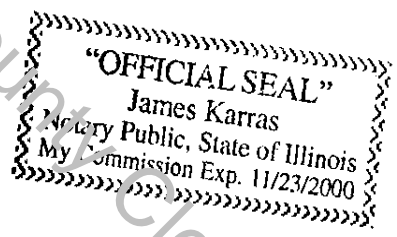
Will D. Kelly

**WILLIAM D. KELLY, Its duly
Authorized Agent and Attorney-In-Fact**

SUBSCRIBED AND SWORN to before me
this 4th day of December, 1998

James Karras

NOTARY PUBLIC



William D. Kelly, Esquire
KELLY & KARRAS, LTD.
1 S. 660 Midwest Road, Suite 330
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