

# UNOFFICIAL COPY

## SUBCONTRACTORS NOTICE AND CLAIM FOR LIEN

Prepared by and, after  
recording, return to:

Frederick A. Lurie  
10 South LaSalle Street  
Suite 3300  
Chicago, Illinois 60603



Doc#: 0817144008 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/19/2008 02:07 PM Pg: 1 of 2

TO: OWNER  
Albany Bank and Trust Co. T/U/T/A  
dtd. January 10, 2006 A/K/A Trust No. 11-6092  
3400 West Lawrence Avenue  
Chicago, Illinois 60625

DEVELOPER  
Beacon Street Properties, LLC  
3750 West Oakton Street, Unit 2  
Skokie, Illinois 60076

SUBCONTRACTOR  
Kit Development, Inc.  
3750 West Oakton Street, Unit 2  
Chicago, Illinois 60076

LENDER  
First Suburban National Bank  
2100 Roosevelt Road  
Broadview, Illinois 60155

The claimant, Nancy A. Ross, not individually, but solely as Assignee for The Benefit of the Creditors of Design Ventures, LLC, d/b/a KDA located at 150 Harvester Drive, Burr Ridge, County of Will, State of Illinois, hereby files notice and claim for lien against Albany Bank and Trust Co. T/U/T/A dtd. January 10, 2006 A/K/A Trust No. 11-6092, Beacon Street Properties, LLC, Kit Development, Inc., First Suburban National Bank and any person and/or entity claiming an interest in the real estate by or through any of the foregoing, and states:

That on and after February 28, 2008, Owner owned the following real estate in the County of Cook, State of Illinois, to-wit:

Units 4501-1, 4503-2, and 2550-3 in the Sunnyside on Rockwell Condominium as delineated on a survey of the following described tract of land:

**LOT 22 AND 23 IN BLOCK 18 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ (EXCEPT THE EAST 33 FEET THEREOF) LYING SOUTH OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY RIGHT OF WAY, IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document number 0733715095; together with its undivided percentage interest in the common elements in Cook County, Illinois

PIN No(s): 13-13-222-020

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Common Address of the Premises: 4501-3 North Rockwell and 2548-50 West Sunnyside, Chicago, Illinois

and Kit Development, Inc. was the Owners' contractor for the improvement thereof.

That prior to February 28, 2008, Design Ventures, LLC entered into a contract with Contractor to supply cabinets and related materials on open account and that between February 28, 2008 and March 26, 2008 it furnished pursuant thereto with Owner's knowledge, permission and/or consent permitted delivery of materials in value in excess of \$7,012.57.

That after allowing all credits, there is due, unpaid and owing Claimant the sum of \$7,012.57 for which, with interest, Claimant claims a lien on said land and improvements and on the money or other consideration due, or to become due, from the Owner under said contract against said Contractor and Owner and any other person and/or entity claiming an interest in the real estate by or through or from Owner.

To the extent allocation among the real estate is required, Claimant states the amount claimed and last date material was furnished is as follows:

Unit 4503-2	March 26, 2008	\$4,274.15
Unit 3550-3	March 21, 2008	\$2,231.69
Unit 4501-1	March 11, 2008	\$1,006.73

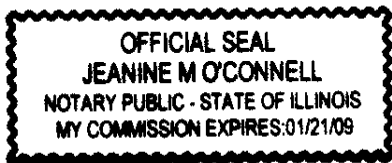
Nancy A. Ross, not individually, but solely as Assignee For The Benefit Of The Creditors Of Design Ventures, LLC

by: *Frederick A. Lurie*

The affiant, Frederick A. Lurie, after being first duly sworn upon his oath, deposes and says that he is the attorney and agent of the claimant; that he has read the foregoing notice and claim for lien; and that to the best of his knowledge and belief the statements contained therein are true.

*Frederick A. Lurie*

Subscribed and sworn to before me this 18<sup>th</sup> day of June, 2008.



*Jeanine O'Connell*  
Notary Public