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Doc#: 0818539003 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/03/2008 08:50 AM Pg: 1 of 3

## MECHANICS' LIEN CLAIM and NOTICE OF MECHANIC'S LIEN CLAIM

STATE OF ILLINOIS )  
COUNTY OF COOK )  
MYROSLAV STELMASCHUK

Claimant,

v.

MIGUEL JIMENEZ and DIANA JIMENEZ (Owner),  
U. S. DESIGN & INSTALLATION, INC., (General Contractor),  
CITIMORTGAGE INC. (Mortgagee),  
UNKNOWN OWNERS AND NONRECORDED  
CLAIMANTS,

Owner/Mortgagees/Defendants

The Claimant, MYROSLAV STELMASCHUK ("Claimant") of 2414 N. 7<sup>th</sup> Av.,  
Elmwood Park, IL 60707 presents its **SUBCONTRACTOR'S CLAIM AND NOTICE**  
**OF CLAIM** for mechanics' lien and states as follows:

That on or about **03.20.2008** OWNER owned the following land with  
improvements in the County of Cook, State of Illinois to wit:

**Street address: 4243 W. Haddon, Chicago, IL 60651**  
**Tax id # 16-03-403-061-0000 a/k/a 16-03-403-006-0000**

Legally described as:  
SEE ATTACHED

On or about **March 20.2008**, U. S. DESIGN & INSTALLATION, INC. was the  
OWNER's General Contractor and with Owner's consent, knowledge and approval made

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a contract with Claimant for the improvement of said property to provide labor and materials for said improvement, including siding and framing work and other improvements of the property and that on **May 8, 2008**, Claimant has substantially completed all that was required to be done by said contract, except the part which Claimant could not complete solely because of the Owner's and/or General Contractor's wrongful, unilateral and unjustified actions.

The following amount is due but remains unpaid on said contract:

<b>Contract -</b>	<b>\$15,000.00</b>
<b>Extra Change</b>	<b>\$1,000.00</b>
<b>Credits</b>	<b>\$2,800.00</b>
<b>Total balance due</b>	<b>\$13,200.00</b>

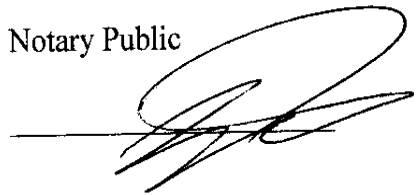
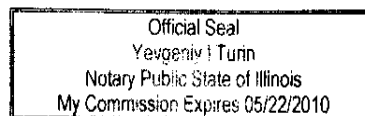
leaving due, unpaid and owing to the Claimant after all credits, the sum of **\$13,200.00**, for which, with interest, the Claimant claims a mechanics' lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the Owner.

To the extent permitted by law, all waivers of liens given by Claimant, if any, in order to induce payments not received are hereby revoked. Acceptance of payment by Claimant of part, but not all of the amount claimed hereunder shall not operate to invalidate this lien and/or notice.

MYROSLAV STELMASCHUK

Subscribed and sworn to before me this 1<sup>st</sup> day of July, 2008.

Notary Public

Prepared by:  
Eugene I. Turin  
Attorney at Law  
400 Skokie Blvd., S. 380  
Northbrook, IL 60062

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Lawyers Title Insurance Corporation

Commitment Number: L-0715-ULT

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

The West 1/3 of Lot 18 and all of Lot 19 in Givens and Gilbert's Subdivision of the South 5 acres of the North 10 acres of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 1, 1998, in Cook County, Illinois, except the portion of the Southwest boundary, beginning 2.78 feet East of the Southwest boundary line and traveling 47.0 feet North for the purpose of an iron fence, in Cook County, Illinois.

PIN# AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

16-03-403-061-0000  
4243 W.HADDON, CHICAGO, IL 60657