



Doc#: 0820022038 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/18/2008 09:11 AM Pg: 1 of 3

**SUBCONTRACTOR'S CLAIM  
FOR MECHANICS LIEN**

STATE OF ILLINOIS

COUNTY OF COOK

) ss:  
)

The Claimant, **RIGHT CONSTRUCTION, INC.**, an Illinois corporation, ("Claimant"), with an address at P.O. Box 1878, Oak Park, IL 60304, hereby files its Subcontractor's Claim for Mechanics lien on the Real Estate (hereinafter described) and against the interest of **CHICAGO TITLE LAND TRUST COMPANY, as successor trustee to American National Bank and Trust Company of Chicago under trust number 15472** (the "Owner"), **KERMAN ENTERPRISES, LLC** and **JOE ALCANTAR**, as agents of the owner in the Real Estate and any other person claiming an interest in the Real Estate by, through or under the Owner.

Claimant states as follows:

1. On or about March 18, 2008, and subsequently, **CHICAGO TITLE LAND TRUST COMPANY, as successor trustee to American National Bank and Trust Company of Chicago under trust number 15472** owned in fee simple title to the real estate, including all land and improvements thereon (the "Real Estate"), in Cook County, Illinois, commonly known as 1531 N. Wells, Chicago, IL 60615, and legally described as follows:

THE WEST 172 FEET OF THE NORTH 49 FEET OF LOT 112 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The permanent real estate tax number (PIN) for the Real Estate is: 17-04-204-016-0000

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2. Claimant on or about March 18, 2008, entered into a contract with Brown Building Company, which has an office at 781 Industrial Drive, Elmhurst, IL 60126 to furnish labor, materials, tools and equipment for the construction of certain work on the building located at 1531 N. Wells, Chicago, IL for the sum of \$75,000.00.

3. The Subcontract was entered into by Brown Building Company, and the work was performed by Claimant with the knowledge and consent of the Owner and the owner's agents. Alternatively, the Owner and/or the owner's agents specifically authorized Brown Building Company and/or the Owner's general contractor to enter into contracts for improvement of the Real Estate. Alternatively, the Owner and/or the owner's agents knowingly permitted Right Construction, Inc. to enter into contracts for the improvement of the Real Estate.

4. Claimant last performed work under the subcontract with Brown Building Company at 1531 N. Wells, Chicago, IL on April 13, 2008.

5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by Brown Building Company the balance of \$38,000.00 for which, with interest, Claimant claims a lien on the Real Estate and on the monies or other consideration with interest due, or to become due, from Owner and/or the owner's agents to Brown Building Company and/or general contractor under the Contract between Owner and/or the owner's agents and Brown Building Company and/or the owner's general contractor.

Dated: July 16, 2008.

**RIGHT CONSTRUCTION, INC.**

By: \_\_\_\_\_

Michele J. Braun  
Attorney for Right Construction, Inc.

This instrument prepared by  
and after recording return to:

Michele J. Braun  
Ottenheimer Teplinsky Rosenbloom LLC  
750 Lake Cook Road, Suite 140  
Buffalo Grove, IL 60089

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## AFFIDAVIT

STATE OF ILLINOIS     )  
COUNTY OF LAKE        )

Patricia A. Weber, being first duly sworn, on oath, deposes and says that she served this Subcontractor's Claim for Mechanics Lien by delivering a true and correct copy thereof by certified mail, with return receipt requested and delivery limited to addressee only on July 16, 2008, at 5:00 p.m. to the following:

Chicago Title Land Trust Company,  
As successor trustee to American National  
Bank and Trust Company of Chicago under  
Trust number 15472  
171 N. Clark Street, Suite 575  
Chicago, IL 60601

Kerman Enterprises, LLC and Joe Alcantar  
c/o Ariel Kerman  
Registered Agent  
1531 N. Wells Street, 2<sup>nd</sup> Floor  
Chicago, IL 60610

Patricia A. Weber  
Patricia A. Weber

Subscribed and sworn to before me  
this 16 day of July, 2008.

[Signature]  
Notary Public

