



Prepared by, recording requested by and return to:

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Cook County Recorder of Deeds
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Above Space for Recorder's use only

SUBCONTRACTOR'S MECHANIC'S LIEN -
NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THE undersigned Claimant, Branko Plumbing Co., of 1011 Willow Rd. Winnetka, IL 60093, County of Cook, (the "Claimant"), hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against WESTERNVIEW L.L.C., FOOT & ANKLE HEALTH CARE CENTER, LTD., and DEMETRIUS FLOWERS, legal owner(s) of the property commonly known as 4000-4022 S. Western Ave, Chicago, IL 60609, County of Cook (the "Owner(s)"), and states as follows:

- 1. Owner(s) now holds title to that certain real property in the County of Cook, State of Illinois (the "Property"), to wit:

LOT 1 (EXCEPT THE NORTH 5 1/2 FEET THEREOF) AND LOTS 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTH 14 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Property is commonly known 4000-4022 S. Western Ave, Chicago, IL 60609, County of Cook,

Permanent Real Estate Index Number(s): 19-01-215-099-0000, 19-01-215-100-0000, 19-01-215-101-0000, 19-01-215-102-0000, 19-01-215-103-0000, 19-01-215-104-0000, 19-01-215-105-0000, 19-01-215-106-0000, 19-01-215-107-0000

- 2. On information and belief, prior to April 8, 2008 Owners and Owners' Agent entered into a contract for work to be performed at the Property by Owner's Agent as a general contractor (the "Contract").
- 3. On or about April 8, 2008, Claimant and Owner's Agent entered into that agreement for the performance of certain work and/or delivery of certain materials by Claimant (the "Work") for the sum of eleven thousand five hundred dollars (\$11,500.00) (the "Contract Sum").
- 4. On or about June 25, 2008, Claimant completed all the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.

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5. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and materials was furnished, delivered and performed, and the work contemplated under the Contract completed, on or about June 26, 2008.

6. There is now justly due and owing the Claimant after allowing to the Owner's Agent all credits, deductions and offsets, the sum of six thousand dollars (\$6,000.00), plus interest at the rate specified in the Illinois Mechanics Lien Act.

7. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner, the Owner's Agent and all persons interested therein for six thousand dollars (\$6,000.00), plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

Branko Plumbing Co.

BY: 

One of its attorneys
Donald H. Segel
SEGEL & SEGEL, P.C.

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
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CERTIFICATION

The Affiant, Branko Milic, being first duly sworn, on oath deposes and says he is one of the principals of Branko Plumbing Co ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant's knowledge.

BY: *Branko Milic* 7/16/08

GIVEN under my hand and official seal this 16th day of July, 20 08.

"OFFICIAL SEAL"
DONALD H. SEGEL
Notary Public, State of Illinois
My Commission Expires 09/01/2010

Cook County Clerk's Office