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Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/20/2008 04:04 PM Pg: 1 of 2

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

STATE OF ILLINOIS)
)
COUNTY OF COOK)

AVG Heating and Cooling, Inc.
Claimant,

v.

917 E 78 78th Avenue Development, LLC,
The Grandview of Chatham Condo Ass. (Owners),
G & J Construction, Inc. (General Contractor),
The First Commercial Bank (Mortgagee),
UNKNOWN OWNERS AND NONRECORDED
CLAIMANTS,

Owner/Mortgagees/Defendants

The Claimant, AVG Heating and Cooling, Inc. ("Claimant") of 333 Indian Dr., Glen Ellyn, IL 60137 presents its **SUBCONTRACTOR'S CLAIM AND NOTICE OF CLAIM** for mechanics' lien and states as follows:

That on or about **02.03.2005**, 917 E 78th Avenue Development, LLC, owned the following land with improvements in the County of Cook, State of Illinois to wit:

Street address: 917 East 78 th Ave., Chicago, Illinois

Tax id ## 20-26-319-022-0000 and the following subdivisions thereof:

**20-26-319-038-1003; 20-26-319-038-1010; 20-26-319-038-1013; 20-26-319-038-1014;
20-26-319-038-1015; 20-26-319-038-1016; 20-26-319-038-1018; 20-26-319-038-1023;
20-26-319-038-1024; 20-26-319-038-1026; 20-26-319-038-1027; 20-26-319-038-1030**

Legally described as: Lots 1,2, and 3 in Block 89 in Cornell, said Cornell being a subdivision of Section 26 and Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook, County, Illinois

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On or about **02.03.2005**, G & J Construction, Inc. was the OWNER's General Contractor and with Owner's consent, knowledge and approval made a contract with Claimant for the improvement of said property to provide labor and materials for said improvement, including installation, construction and other improvements of the property with heating and air conditioning elements and materials and that on **06.30.2008**, 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:

Contract -	\$114,900.00
Extras/Change	\$100.00
Credits	\$95,000.00
Total balance due	\$20,000.00

leaving due, unpaid and owing to the Claimant after all credits, the sum of **\$20,000.00**, 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.

AVG Heating and Cooling, Inc.

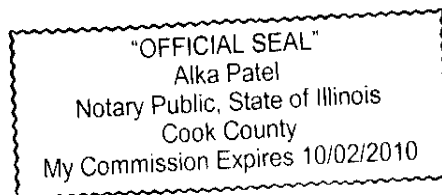
By: _____

Vladimir Galilo, President

Subscribed and sworn to before me this 19th day of August, 2008.

Notary Public

Alka Patel



Prepared by:
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