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Doc#: 0824018113 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/27/2008 03:24 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

Lucien Lagrange Architects, Ltd., an Illinois Corporation (hereinafter "Claimant") hereby files a claim for Mechanics Lien against Kellman Community Centers, LLC, an Illinois Limited Liability Company (hereinafter "Owners"); The Joseph Kellman Family Foundation (hereinafter "JKFF"), an Illinois Not-For Profit Corporation, the Owner's representative; Fifth Third Bank, an Ohio Banking Corporation, a Lender; and all other persons and/or entities having or claiming an interest in the below described real estate, and states as follows:

1. Based on information and belief, at all relevant times, Owner owned and/or held legal title to the following described real estate, hereinafter referred to as the "Premises", in the County of Cook, State of Illinois, to wit:

LOTS 1 TO 12 BOTH INCLUSIVE IN BLOCK 8 IN OUR HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 50 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Address(es) of premises: 1500-1528 South Pulaski Road, Chicago, Illinois

Permanent Real Estate Index Number(s): 16-22-230-016-0000
16-22-230-017-0000
16-22-230-018-0000
16-22-230-019-0000
16-22-230-020-0000
16-22-230-021-0000
16-22-230-022-0000
16-22-230-023-0000
16-22-230-024-0000
16-22-230-025-0000

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2. That on or about August 12, 2003, Claimant entered into a contract with Owner or JKFF, ones whom owner authorized or knowingly permitted to contract, with Owner's full knowledge and consent and that Owner later assumed all obligations under the contract pursuant to an Assignment dated August 1, 2005, to provide professional architectural services for Owner in connection with contemplated improvements on the Premises.

3. Claimant performed not less than One Million Two Hundred Thirty-Three Thousand Eight Hundred Twenty Three Dollars and 10/100 (\$1,233,823.10) in said professional architectural services. To this date, Claimant has been paid One Million Two Hundred Eight Thousand Two Hundred Ninety-Eight Dollars and 17/100 (\$1,208,298.17) for said services, leaving due outstanding and owing Twenty-Five Thousand Five Hundred Twenty-Four Dollars and 93/100 (\$25,524.93), plus contractually specified interest that has and continues to accrue (the "Outstanding Balance")

4. Claimant satisfactorily performed all required duties, its last date of work being May 2, 2008.

5. Owner has failed and continues to fail to pay the Outstanding Balance, which, with interest and attorneys fees, Claimant claims as a lien on the Premises.

By: 

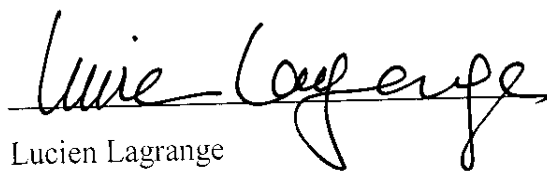
Lucien Lagrange,
Lucien Lagrange Architects, Ltd.

Dated: August 26, 2008

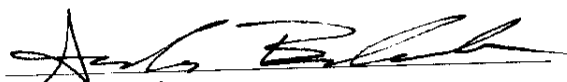
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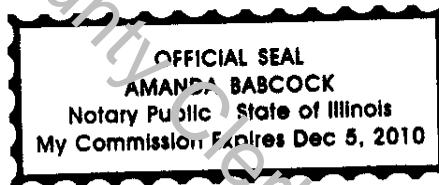
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The affiant, Lucien Lagrange, being duly sworn, on oath deposes and says that he is President of Claimant; that he has read the foregoing original contractor's claim for mechanics lien and knows the contents thereof; and that all the statements therein contained are true and accurate.


Lucien Lagrange

Subscribed and sworn to before me this 20 day of August, 2008


Notary Public



Document prepared by and to be mailed to:

Douglas J. Palandech
Foran Glennon Palandech & Ponzi, PC
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