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0824834108

Doc#: 0824834108 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/04/2008 01:50 PM Pg: 1 of 4

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE of ILLINOIS) ss:
COUNTY of COOK)

Claimant, **G & C Construction & Sealants, Inc.**, 11641 S. Ridgeland Ave., Alsip, IL 60803 of **Cook County, State of Illinois**, hereby files a notice and claim for lien against **Catalpa Partners, LLC**, c/o Charles C. Cornelius, Jr., 1122 W. Catalpa Ave., Chicago, IL 60640, Owner, and **American Associates Construction, Inc.**, 611 W. Briar Place, Chicago, IL 60657, Contractor, and states:

That on **April 19, 2006**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

PIN's: 14-08-200-016-0000, 14-08-200-029-0000, 14-08-200-033-0000, 14-08-200-034-0000, 14-08-200-035-1001 thru 1127, more fully described in a Declaration of Condominium recorded as Document #: 0821034103, see attached legal description, all in the County of Cook, State of Illinois.

Commonly known as: 1122-24 Catalpa Avenue, Chicago, IL 60640.


That on **April 19, 2006** said contractor made a subcontract with claimant to provide **Sealant, related materials and/or labor**, for said improvement and that on **April 20, 2008** claimant completed delivery of materials and/or labor to the value of **\$189,539.00**.

That said contractor is entitled to credits on account as follows: **\$168,235.00**.

leaving a balance due, unpaid and owing to claimant and, after allowing all credits, the sum of **\$21,304.00** for which, with interest, claimant claims a lien on said land and improvement and on the monies or other considerations due or to become due from the owner under said contract against said contractor and owner(s).

G & C Construction & Sealants, Inc.

BY:


ALLAN R. POPPER, of Lienguard, Inc., Agent for
G & C Construction & Sealants, Inc.
11641 S. Ridgeland Ave.
Alsip, IL 60803

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4/11

File No.: 83868-8-1

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STATE of ILLINOIS) ss.
COUNTY of COOK)

Affiant, Allan R. Popper, being first duly sworn, on oath deposes and says that he is the agent of claimant, and that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

ALLAN R. POPPER, of Lienguard, Inc., Agent for
G & C Construction & Sealants, Inc.
11641 S. Ridgeland Ave
Alsip, IL 60803

SUBSCRIBED AND SWORN to before me
on September 3, 2008.


MARLENE KRUPICKA, Notary Public



File No: 83868-8-1

Prepared by: Allan R. Popper
Lienguard, Inc.
1000 Jorie Blvd., Ste. 270
Oak Brook IL 60523

Mail to: **Lienguard, Inc.**
1000 Jorie Blvd., Ste. 270
Oak Brook, IL 60523

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EXHIBIT A

PROPERTY INDEX NUMBERS: 14-08-200-016-0000 and 14-08-200-029-0000

COMMON ADDRESS: 1122 W. CATALPA AVE., CHICAGO, ILLINOIS 60640

LEGAL DESCRIPTION:

Units 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 508, 511, 512, 514, 517, 602, 603, 604, 608, 611, 612, 613, 614, 617, 618, 703, 705, 706, 708, 711, 713, 716, 717, 718, 803, 804, 805, 807, 808, 809, 810, 811, 812, 814, 816, 817, 901, 903, 908, 911, 912, 914, 917, 918, 1001, 1002, 1005, 1006, 1007, 1008, 1009, 1011, 1012, 1014, 1015, 1017, 1018, P-103, P-105, P-106, P-107, P-110, P-111, P-112, P-113, P-114, P-115, P-117, P-118, P-136, P-137, P-142, P-146, P-147, P-148, P-149, P-201, P-205, P-207, P-208, P-210, P-211, P-212, P-213, P-215, P-218, P-220, P-225, P-226, P-227, P-228, P-229, P-230, P-231, P-232, P-233, P-237, P-240, P-241, P-242, P-243, P-244, P-245, P-246, P-247, P-248, P-249, P-250, P-251, P-253, P-254, P-255, P-258, P-260, P-301, P-303, P-304, P-305, P-306, P-309, P-310, P-311, P-314, P-315, P-317, P-318, P-319, P-321, P-327, P-328, P-329, P-330, P-331, P-333, P-337, P-340, P-342, P-345, P-349, P-353, P-354, P-356 and P-357 in Catalpa Gardens Condominiums, as delineated on a plat of survey of the following described tract of land:

Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision; that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying south of the north 46 feet thereof; and the vacated alley lying between said Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision and that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying south of the north 46 feet thereof, in the west half of the northeast quarter of Section 8, Township 40 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded July 30, 2007, as document 0121103098, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

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EXHIBIT A-1

ADDITIONAL PARCEL

Units 401, 418, 501, 502, 503, 504, 505, 506, 507, 509, 510, 513, 515, 516, 518, 601, 605, 606, 607, 609, 610, 615, 616, 701, 702, 704, 707, 709, 710, 712, 714, 715, 801, 802, 806, 813, 815, 818, 902, 904, 905, 906, 907, 909, 910, 913, 915, 916, 1003, 1004, 1010, 1013, 1016, P-101, P-102, P-104, P-108, P-109, P-116, P-119, P-120, P-121, P-122, P-123, P-124, P-125, P-126, P-127, P-128, P-129, P-131, P-132, P-133, P-134, P-135, P-136, P-138, P-139, P-140, P-141, P-143, P-144, P-145, P-150, P-151, P-152, P-153, P-154, P-155, P-156, P-157, P-158, P-159, P-160, P-161, P-162, P-202, P-203, P-204, P-206, P-209, P-214, P-216, P-217, P-219, P-221, P-222, P-223, P-224, P-234, P-235, P-236, P-238, P-239, P-252, P-256, P-257, P-259, P-261, P-302, P-307, P-308, P-312, P-313, P-316, P-320, P-322, P-323, P-324, P-325, P-326, P-332, P-334, P-335, P-336, P-338, P-339, P-341, P-343, P-344, P-346, P-347, P-348, P-350, P-351, P-352, P-355, P-358, P-359, P-360, P-361, P-362, P-363, P-364, P-365, P-366, P-367, P-368, P-369, P-370, P-371, and P-372, which units are designated as proposed on a plat of survey of the following described tract of land:

Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision; that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying south of the north 46 feet thereof; and the vacated alley lying between said Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision and that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying south of the north 46 feet thereof, in the west half of the northeast quarter of Section 8, Township 40 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded July 30, 2007, as document 0721103098, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Proposed Cook County Clerk's Office