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DOCUMENT PREPARED BY

AND RETURN TO:

Contractors Lien Services, Inc.
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Chicago, IL 60646
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Doc#: 0825250059 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2008 02:40 PM Pg: 1 of 3

SUBCONTRACTOR'S CLAIM OF LIEN (MECHANICS)

State of Illinois

SS. County of **Cook**

The claimant, **Monarch HVAC Inc**
hereby files its lien as a subcontractor against the real property described in Exhibit A and against the
interest of **Jody Persky**
(hereinafter Owner) in that real property.

On **8/26/2008** owner owned fee simple title to the certain land described in Exhibit A attached
hereto, including all land and improvements thereon, in the county of **Cook**, State of Illinois.

Permanent Index Numbers: **17 17 220 004 0000**
17 17 220 005 0000
17 17 220 006 0000
17 17 220 007 0000

Commonly known as: **225 S Sangamon St/Unit 709, Chicago, IL 60607**

Owner of Record: **Jody Persky**
225 S. Sangamon/Unit 709
Chicago, IL 60607

On **5/11/2006** claimant made **a written contract** with **Pickus Construction & Equipment Company, Inc.** the original contractor
(hereinafter Original Contractor) to furnish all labor and materials, equipment and services necessary for,

Labor and Material
HVAC work for entire building

for and in said improvement, and that on **8/26/2008** the claimant completed all required by said
contract for and in said improvement.

That at the special instance and request of owner(s) or original contractor, the claimant furnished extra and
additional materials and extra and additional labor on said premises the value of which is
and which was completed on **8/26/2008**.

Friday, September 05, 2008

This Is An Attempt To Collect A Debt

Page 1 of 3

Lien ID: 3383-4443

Title company please be informed that this lien incurs 10% interest from date of filing
and must be calculated at time of closing pursuant to 770ILCS 60/1(a) of the Illinois Lien Act.

34

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The original subcontract amount was for **\$54,080.00** in addition extra work was done at a cost of **\$1,205.75**. After allowing for all credits in favor of the owner **\$22,411.84** is due and owing on which interest is accruing at the rate of 10% per year. Also due is the filing fee of **\$497.00**, release of Lien fee of **\$200.00**, title search fee of **\$85.00**, and certified mailing fees of **\$65.00** for a total due of **\$7,588.97**.

The claimant claims a lien on said land and improvements and on the monies or other consideration, due to or to become due from owner under the original contract to the original contractor.

Date: 9/5/2008

Signed by: *Steve F. Boucher*

Print Name/Title: Steve Boucher
President/Contractors Lien Services

TAKE NOTICE

THE CLAIM OF Monarch HVAC Inc

DESCRIBED IN THIS CLAIM FOR LIEN HAS BEEN ASSIGNED TO CONTRACTORS LIEN SERVICES, INC. ALL NOTICES OF ANY KIND WHETHER PROVIDED FOR OR REQUIRED BY STATUE OR OTHERWISE MUST BE SENT TO CONTRACTORS LIEN SERVICES, INC. AT 6315 N. MILWAUKEE AVENUE, CHICAGO, ILLINOIS 60646. NOTICES SENT TO THE FORMER CLAIMANT WILL NOT BE VALID. FURTHER, ONLY CONTRACTORS LIEN SERVICES, INC., CAN NEGOTIATE A SETTLEMENT OF THIS CLAIM FOR LIEN. ANY PAYMENTS MADE TO THE FORMER CLAIMANT WILL NOT AFFECT YOUR LIABILITY TO CONTRACTORS LIEN SERVICES, INC.

VERIFICATION

I declare that I am authorized to file this SUBCONTRACTOR'S CLAIM OF LIEN (MECHANICS) on behalf of the claimant. I have read the foregoing document and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury under the law of the State of Illinois that the foregoing is true and correct. Executed at Contractor's Lien Services, Inc. on 9/5/2008.

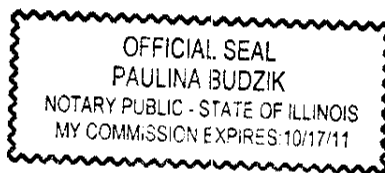
Signed by: *Steve F. Boucher*

Print Name/Title: Steve Boucher
President/Contractors Lien Services

Subscribed and sworn to before me on this 5 day of September, 2008.

Paulina Budzik

Notary Public



Friday, September 05, 2008

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Page 2 of 3

Lien ID: 3383-4443

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EXHIBIT A LEGAL DESCRIPTION

UNIT 709 AND PARKING SPACE P-58 IN ZEN CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 9, 10, 11, AND THE SOUTH HALF OF LOT 12 IN BLOCK 13 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 29, 2007 AS DOCUMENT NUMBER 0718003072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.