

UNOFFICIAL COPY



DOCUMENT PREPARED BY

AND RETURN TO:

Contractors Lien Services, Inc.
6315 N. Milwaukee Ave
Chicago, IL 60646
773-594-9090
773-594-9094 fax
getpaid@paydaylien.com

Doc#: 0825650057 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 11:27 AM Pg: 1 of 3

SUBCONTRACTOR'S CLAIM OF LIEN (MECHANICS)

State of Illinois

SS. County of **Cook**

The claimant, **European Comfort Construction, Inc**
hereby files its lien as a subcontractor against the real property described in Exhibit A and against the
interest of **Wicker Park Properties**
(hereinafter Owner) in that real property.

On **7/14/2008** 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 06 120 004 0000**

Commonly known as: **2151 W Evergreen Ave, Chicago, IL 60622**

Owner of Record: **Wicker Park Properties**
1000 N. Milwaukee /Ste200
Chicago, IL 60622

On **8/10/2007** claimant made **a written contract** with **Voytek Custom Build** the original contractor

(hereinafter Original Contractor) to furnish all labor and materials, equipment and services necessary for,

Labor and material
Installation of 8 HVAC systems

for and in said improvement, and that on **7/14/2008** 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 **7/14/2008**.

Tuesday, September 09, 2008

This Is An Attempt To Collect A Debt

Page 1 of 3

Lien ID: 3387-4472

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.

3P

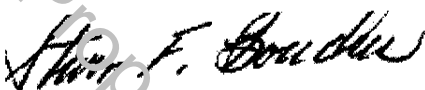
UNOFFICIAL COPY

The original subcontract amount was for **\$59,000.00** in addition extra work was done at a cost of **\$250.00**. After allowing for all credits in favor of the owner **\$16,250.00** 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 **\$17,350.77**.

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: 9/9/2008

Signed by:



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

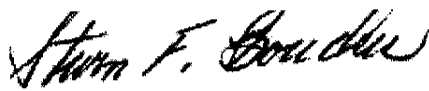
TAKE NOTICE

THE CLAIM OF European Comfort Construction, 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

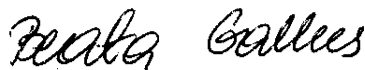
I declare that I am authorized to file this SUBCONTRACTOR'S CLAIM OF LIEN (MECHANICS) on behalf of the claimant. I have read the foregoing document and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury under the law of the State of Illinois that the foregoing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

Signed by:

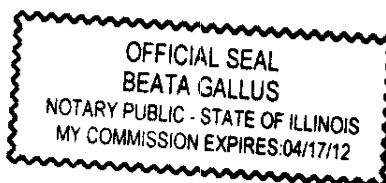


Print Name/Title: Steve Boucher
President/Contractors Lien Services

Subscribed and sworn to before me on this 9 day of September, 2008.



Notary Public



Tuesday, September 09, 2008

This Is An Attempt To Collect A Debt

Page 2 of 3

Lien ID: 3387-4472

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.

UNOFFICIAL COPY



RECORDATION REQUESTED BY:

THE LEADERS BANK
Oak Brook
2001 York Road
Oak Brook, IL 60523

Doc#: 0818201088 Fee: \$68.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2008 02:35 PM Pg: 1 of 12

WHEN RECORDED MAIL TO:

THE LEADERS BANK
Oak Brook
2001 York Road
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

M.G.R. TITLE

This Mortgage prepared by:

Lori A. Ellmer, Loan Documentation Specialist
THE LEADERS BANK
2001 York Road
Oak Brook, IL 60523

20778671111111111111

MORTGAGE

MAXIMUM LIEN. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the mortgage, exceed \$10,500,000.00.

THIS MORTGAGE dated June 26, 2008, is made and executed between Wicker Park Properties, Inc., whose address is 1000 N. Milwaukee Suite 200, Chicago, IL 60622 (referred to below as "Grantor") and THE LEADERS BANK, whose address is 2001 York Road, Oak Brook, IL 60523 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Cook County, State of Illinois:

LOTS 18, 19, 20 AND 21 IN BLOCK 15 IN D. S. LEE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2147 & 2151 W. Evergreen Avenue, Chicago, IL 60622. The Real Property tax identification number is 17-06-120-003-0000, 17-06-120-004-0000, 17-06-120-005-0000, 17-06-120-006-0000.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether