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## MECHANIC'S LIEN: SUBCONTRACTOR'S NOTICE AND CLAIM



0831046077

Doc#: 0831046077 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/05/2008 12:54 PM Pg: 1 of 5

STATE OF ILLINOIS ) ss  
COUNTY OF COOK )

AVENUE PREMIER CARPENTRY &  
SIDING CONTRACTORS, INC., an  
Illinois corporation,  
Claimant,

v.

METRO PLACE, LLC,  
an Illinois limited liability company,  
Owner

WILBER M. PAPIER and LAURA L. DANIEL (Lot 11),  
MARK HURRELBRINK (Lot 14)  
DONNY CHAVEZ and ANNETTE N. PELLEGRINO (Lot 15)  
PAUL T. ZELEZA and CASSANDRA R. VENEY (Lot 19)

Subsequent Owners,

BROWNSTONE CONSTRUCTION, LLC,  
an Illinois limited liability company,  
General Contractor,

INDYMAC BANK, 155 N. Lake Avenue, KL-11-19, Pasadena CA 91101, COUNTRYWIDE  
BANK, 231 S. LaSalle Street, 11<sup>th</sup> Floor, Chicago IL 60604, BANK OF AMERICA, 231 S.  
LaSalle Street, 11<sup>th</sup> Floor, Chicago IL 60604, NATIONAL CITY MORTGAGE, 6750 Miller  
Road, Brecksville OH 44141, JPMORGAN CHASE BANK, N.A. 1040 Oliver Road, Monroe  
LA 71201

Mortgagees,

ROYAL GARAGE, INC., d/b/a Garage King, an Illinois corporation,  
Lien Claimant

The Claimant, Avenue Premier Carpentry & Siding Contractors, Inc., an Illinois corporation, of  
P.O. Box 126, Newark, Illinois 60541, hereby files a Notice and Claim for Mechanic's Lien  
against:

METRO PLACE, LLC, an Illinois limited liability company (Owner)  
c/o Kimberly Pell and David A. Grossberg,  
455 East Illinois St. Ste 565, Chicago, Illinois 60611

WILBER M. PAPIER and LAURA L. DANIEL (Lot 11), MARK HURRELBRINK (Lot  
14), DONNY CHAVEZ and ANNETTE N. PELLEGRINO (Lot 15), PAUL T. ZELEZA  
and CASSANDRA R. VENEY (Lot 19) ("Subsequent Owners")

BROWNSTONE CONSTRUCTION, LLC, an Illinois limited liability company,

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2500 W. Roosevelt Road, Suite 300, Chicago, Illinois 60608, (General Contractor)

ROYAL GARAGE, INC., d/b/a Garage King, an Illinois corporation  
c/o Louis S. Randall, 3801 W. Lake Avenue Ste 200, Glenview, IL 60026 (lien claimant)

INDYMAC BANK, 155 N. Lake Avenue, KL-11-19, Pasadena CA 91101,  
COUNTRYWIDE BANK, 231 S. LaSalle Street, 11<sup>th</sup> Floor, Chicago IL 60604,  
BANK OF AMERICA, 231 S. LaSalle Street, 11<sup>th</sup> Floor, Chicago IL 60604,  
NATIONAL CITY MORTGAGE, 6750 Miller Road, Brecksville OH 44141,  
JPMORGAN CHASE BANK, N.A. 1040 Oliver Road, Monroe LA 71201  
(Mortgagees,)

Prior to July 20, 2007, the Owner contracted with the General Contractor as an original contractor for the construction of the improvements to be made upon and apart of the following described premises:

Legal description – See Exhibit A attached hereto and made part hereof by reference

Commonly known as: Metro Place, 2547 West Glenshaw Street, Chicago, Illinois  
P.I.N.: 16-13-425-001-0000  
("Subject Premises")

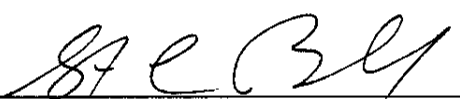
That on or about July 20, 2007, Claimant entered into written Metro Place Subcontract Agreement ("Agreement") with the General Contractor, to perform carpentry work (rough carpentry, trim and siding), on the Subject Premises. Claimant performed all that was required of it under the Agreement and provided material and labor at the request of the General Contractor, as a subcontractor for the improvements that were made upon and a part of the Subject Premises. On or about July 17, 2008, Claimant completed providing labor and materials for said improvement, said date being the last day work was performed by Claimant on the Subject Premises. The following amounts, inclusive of extras, are unpaid and due and owing to the Claimant under the contract, after allowing all credits, the sum of \$97,128.00, for which, with interest, the Claimant claims a lien on said real estate and land and improvements.

## NOTICE TO OWNERS

You are hereby notified that Claimant has been employed by the Contractor, Brownstone Construction, LLC, to perform carpentry work (rough, siding and frame carpentry) under the Contractor's contract with you, on your property at the above location and that there was due to claimant the sum of \$97,128.00.

Dated August 1, 2008

AVENUE PREMIER CARPENTRY & SIDING  
CONTRACTORS, INC., an Illinois corporation,

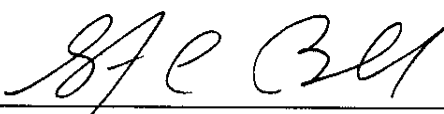
By:   
Steven L. Brykczynski, CFO

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## VERIFICATION

State of Illinois       )  
                                   ) ss  
 County of Cook        )

Affiant, Steven L. Brykczynski, being first duly sworn, on oath deposes and says that he is the Chief Financial Officer for the Claimant, Avenue Premier Carpentry & Siding Contractors, Inc., an Illinois corporation; that he has read the foregoing Notice and Claim for Mechanic's Lien and knows the contents thereof; and, that all of the statements therein contained are true and correct.

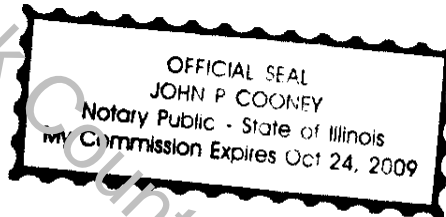
Affiant: 

Steven L. Brykczynski

Subscribed and sworn to on this day August 1, 2008.

  
 Notary

Prepared by and mail to:  
 John P. Cooney  
 Cooney & Corso, LLC  
 4925 Indiana Avenue, Ste. 101  
 Lisle IL 60532



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Lot 10	\$5,457.28
Lot 11	\$6,259.66
Lot 12	\$6,369.36
Lot 13	\$5,511.66
Lot 14	\$6,391.46
Lot 15	\$6,254.86
Lot 16	\$6,119.96
Lot 17	\$1,621.38
Lot 18	\$5,719.98
Lot 19	\$5,072.52
Lot 20	\$5,596.48
Lot 21	\$5,674.48
Lot 22	\$5,674.48
Lot 23	\$5,689.78
Lot 24	\$5,581.36
Lot 25	\$6,314.04
Lot 26	\$6,596.36
Lot 27	\$1,222.90

Total:	\$97,128.00
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Property of Cook County Clerk's Office

**UNOFFICIAL COPY****Phase II****EXHIBIT A**  
**LEGAL DESCRIPTION**

That part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of Lot 1 in the Subdivision of Lot 1 in James Longlevy Subdivision of the South 183.5 feet of the East Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13 aforesaid; Thence North 00° 19' 25" West along the East line of said Lot being the West line of South Campbell Avenue for a distance of 314.44 feet to the point of beginning; Thence South 89° 58' 28" West 627.41 feet to the East line of the West 20 feet of the Southeast Quarter of the Southeast Quarter aforesaid; Thence North 00° 20' 48" West along said East line 260.19 feet to the South line of West Fillmore Street; Thence South 89° 59' 29" east along said South line 196.0 feet; Thence North 00° 00' 31" East 33 feet; Thence South 89° 58' 29" East 431.32 feet to the West line of South Campbell Avenue; Thence south 00° 19' 25" East along said West line 292.69 feet to the point of beginning, in Cook County, Illinois.

Containing 177,351 square feet or 4.07 +/- Acres

PINs: 16-13-425-001-0000