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STATE OF ILLINOIS )
) ss:
COUNTY OF COOK )

Doc#: 0831229084 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 11/07/2008 04:22 PM Pg: 1 of 6

SUBCONTRACTOR'S NOTICE
AND CLAIM FOR MECHANICS LIEN

FOR RECORDER'S USE ONLY

DEEKE CONSTRUCTION SERVICES, INC.

('Claimant"),

2000-2006 W WARREN LLC, IMAGE CONTRACTING, LLC d/b/a IMAGE INVESTMENTS, LLC, FIRST CHICAGO BANK & TRUST, and all Unknown Owners and Non-Record Claimants.

Claimant DEEKE CONSTRUCTION SERVICES, INC., an Illinois corporation, located at 1012 West Diversey Parkway, Chicago, Illinois 60614 ("Claimant"), being a subcontractor to furnish certain labor and material for a construction project (the "Project") located at 2000 West Warren Boulevard, Chicago, Illinois 60612 (the "Property"), hereby files a Notice and Claim for Mechanics Lien against the Property and on all funds held in connection with the improvements constructed on the Property, and against the owner of the Property 2000-2006 W Warren, LLC, c/o Edward Gobbo, 1770 Harrison, Glenview, Illinois 60025 (the "Owner"), the general contractor of the Project Image Contracting, LLC d/b/a Image Investments, LLC, c/o Alexander S. Pissios, Registered Agent, 1848 N. Western Ave., Chicago, Illinois 30647 (the "General Contractor"), against the mortgagee of the Property First Chicago Bank & Trust, 1145 North Arlington Heights Road, Itasca, Illinois (the "Mortgagee"), and against all Unkno vn Owners and Non-Record Claimants and against the interest of any person claiming an interest in the Property by, through, or under the Owner, stating as follows:

 At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois, owt:

Legal Description:

SEE ATTACHED EXHIBIT A

P.I.N.S:

17-07-327-040-0000

17-07-327-039-0000

17-07-327-038-0000

Common Addresses:

2000 West Warren Boulevard

Chicago, Illinois 60612

2002 West Warren Boulevard

Chicago, Illinois 60612

2006 West Warren Boulevard

Chicago, Illinois 60612

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- Sometime prior to February 2008 General Contractor entered into an agreement to act as Owner's General Contractor for the Project and for the improvements at the Property.
- 3. On or about February 2008, General Contractor entered into a subcontract (the "Subcontract") with Claimant for Claimant to furnish certain labor and material for the Project for Claimant to install hardwood floors and underlay, to paint, and provide trim carpentry at the Property for the Project in exchange for payment of \$269,920 and Claimant began its work on the Project on or about February 2008.
- 4. At the direction of Contractor, Claimant furnished material and labor for the Project in addition to the work set forth in the Subcontract (the "Additional Work"), including the completion of drywall in the first floor lobby and all residential common hallways at the Property. Claimant provided the Additional Work at the request of Contractor and Owner and with the full knowledge, consent, and authorization of Contractor and Owner. The value of the Additional Work was \$3,350.
- 5. The Owner permitted Claimant to perform and complete its work for the Project at the Property, including the Additional Work, without protest prior to and during the performance of the work, including the Additional Work.
- 6. On information and belief, General Contractor entered into the Subcontract with the full knowledge, consent, and authorization of Owner. The Owner knowingly permitted General Contractor to enter into the Subcontract with Claimant.
- 7. The Owner permitted Claimant to perform and complete its work for the Project at the Property, including its Additional Work, without protest prior to and during the performance of the work.
- 8. The Claimant substantially completed its work, including its Additional Work, at the Project on October 26, 2008, which entailed the furnishing or materials for and labor for the trim carpentry work.
- 9. To date, despite due demand for payment, Claimant remains unpaid for its work, including its Additional Work, at the Project and there is no reasonable basis for the failure to pay Claimant.
- 10. The total value of the work under the Subcontract was \$269,920, and the Claimant has received total payments/credits in the amount of \$227,808.
- 11. The total value of the Additional Work was \$3,350, and the Claimant has not received any payments for the Additional Work.
- 12. There is due and owing to Claimant, after allowing all credits, the sum of Forty Five Thousand Four Hundred Sixty Two Dollars and 00/100 cents (\$45,462.00),

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which bears statutory interest at the rate of ten (10%) percent per annum. Claimant hereby claims a lien on the Property against the interest of the Owner, and other parties named above, in the Property, including all land and improvements thereon, and on the monies or other consideration due or to become due from Owner under said contract for said General Contractor, in the amount of Forty Five Thousand Property of Cook County Clark's Office Four Hundred Sixty Two Dollars and 00/100 cents (\$45,462.00), plus interest.

DEEKE CONSTRUCTION SERVICES, INC. an

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Of County Clark's Office

# STATE OF ILLINOS SEFICIAL COPY COUNTY OF COOK

#### **VERIFICATION**

The affiant, Michael Deeke, being first duly sworn, on oath deposes and says that he is the President of Deeke Construction Services, Inc., the Claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements therein contained are true.

Michael Deeke

Subscribed and Sworn

this Hday of November, 2008

-Notary Public

OFFICIAL SEAL
CHRISTOPHER S. WUNDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-29-2011

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#### **EXHIBIT A**

#### LEGAL DESCRIPTION

Lots 1, 2, and 3 in Scott and Gage's Subdivision of Lots 37 to 40 in the Subdivision of Block 60 of Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

Permanent Index Numbers:

17-07-327-038-0000

17-07-327-039-0000

17-07-327-040-0000

Commonly known as:

JO6, I) in Ch. 2006, 2002, and 2000 West Warren

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#### **SERVICE LIST**

#### **VIA RESTRICTED CERTIFIED MAIL-R/R**

2000-2006 W Warren, LLC c/o Edward Gobbo 1770 Harrison Glenview, Illinois 60025

#### VIA RESTRICTED CERTIFIED MAIL-R/R

Image Contracting, LLC c/o Alexander S. Pissios, Registered Agent 1848 N. Vestern Ave. Chicago, Illinois

#### VIA RESTRICTED CERTIFIED MAIL-R/R

First Chicago Bank & Trust
1145 North Arlington Heights Road
Itasca, Illinois 60143