



Doc#: 0831922098 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/14/2008 03:50 PM Pg: 1 of 3

**ORIGINAL CONTRACTOR'S  
CLAIM FOR LIEN**

STATE OF ILLINOIS

COUNTY OF COOK

The Lien Claimant, **COMPLETE ELEVATOR SERVICE, INC.**, an Illinois corporation, of 4513 Lincoln, Suite 215, Lisle, DuPage

Mechanic's Lien Claim  
Amount: \$12,847.00

County, Illinois, hereby files a claim for mechanic's lien against **IHOR DALIBA** ("Former Owner"), **5408 S. MICHIGAN, L.L.C.**, an Illinois limited liability company ("Present Owner") (Ihor Daliba and 5408 S. Michigan, L.L.C. being sometimes referred to herein collectively as "Owner"); **STATE BANK OF COUNTRYSIDE** (hereinafter referred to as "Lender") and any person or entity claiming an interest in the property (as hereinafter defined), by, through or under Owner or Lender, and states:

That from April, 2007, and all relevant times thereafter, Former Owner owned and the Present Owner owns the following described real estate in the City of Chicago, County of Cook, State of Illinois, commonly known as 5408 South Michigan Avenue, Chicago, Illinois and legally described as follows:

*THE SOUTH 41.28 FEET OF LOTS 3 AND 4 (EXCEPT THE SOUTH 37.28 FEET THEREOF) IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

*NOW KNOWN AS:*

*UNIT'S 1N, 1S, 2N, 2S, 3N, 3S, 4N, 4S, 5N AND 5S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5408 S. MICHIGAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0818434088, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PIN No.: 20-10-309-051

hereinafter referred to as the "Property".

That on or about August 15, 2007, IHOR DALIBA (as Former Owner), by and through his duly authorized agent, Sergey Matsko, entered into a certain written Construction Agreement with Claimant, COMPLETE ELEVATOR SERVICE, INC., as General Contractor, whereby Claimant agreed to provide certain labor, material and work to construct the elevator system for the building

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located on the Property (the "Project") all as more fully set forth in said Construction Agreement, for the sum of *Eighty-Eight Thousand Four Hundred Dollars (\$88,400.00)*.

That pursuant to the special instance and request of the Owner, Claimant provided certain extra labor, material and work to the Project in the amount of *Three Thousand Two Hundred Eighty-Seven Dollars (\$3,287.00)* for a total adjusted contract price of *Ninety-One Thousand Six Hundred Eighty-Seven Dollars (\$91,687.00)*.

On October 2, 2008, Claimant ceased work on the Project due to Owner's failure to make payments to Claimant as set forth in the Construction Agreement.

That as of the date hereof, Owner is entitled to credits in the amount of *Seventy Thousand Five Hundred Dollars (\$70,500.00)*, leaving due and owing to Claimant the sum of *Twelve Thousand Eight Hundred Forty-Seven Dollars (\$12,847.00)*, for which, with interest, the Claimant claims a lien on said Property, Project and improvements thereon and on the monies, bonds and/or warrants or other considerations due or to become due from the Owner, as well as court costs and legal fees pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/17.

Dated: November 10, 2008

**COMPLETE ELEVATOR SERVICE, INC.**  
**Mechanic's Lien Claimant,**

By: \_\_\_\_\_

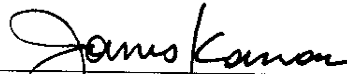
*James J. Karras*  
**James J. Karras, Its Duly Authorized  
 Agent and Attorney-In-Fact**

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STATE OF ILLINOIS  
COUNTY OF COOK

## VERIFICATION

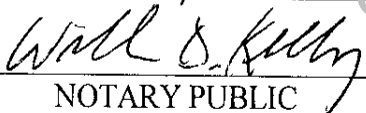
**JAMES J. KARRAS**, being first duly sworn on oath, deposes and states that he is the duly Authorized Agent and Attorney-In-Fact of Lien Claimant, COMPLETE ELEVATOR SERVICE, INC., an Illinois corporation; that he is authorized to sign this Verification of the foregoing Original Contractor's Claim for Lien Pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/1, et seq.; that he has read the above and foregoing **ORIGINAL CONTRACTOR'S CLAIM FOR LIEN**, and that the statements set forth therein are true and correct in substance and in fact.



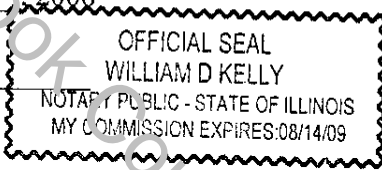
\_\_\_\_\_  
**JAMES J. KARRAS**, Duly Authorized  
Agent and Attorney-In-Fact of  
**COMPLETE ELEVATOR SERVICE, INC.**,  
Lien Claimant

**SUBSCRIBED AND SWORN** to before me

this 11<sup>th</sup> day of November, 2008



NOTARY PUBLIC



*This Documents has been prepared by and  
after recording should be returned to:*

James J. Karras, Esquire  
**KELLY & KARRAS, LTD.**  
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Oak Brook, IL 60523  
(630) 575-0202