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Doc#: 0832439043 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/19/2008 01:24 PM Pg: 1 of 3

STATE OF ILLINOIS)
)
COUNTY OF COOK)

 ss.

CONTRACTOR'S CLAIM FOR MECHANICS LIEN AND NOTICE

The undersigned claimant, CODEX EXC, INC., an Illinois corporation, hereby files its claim for lien against 5408 S Michigan LLC (Owner), an Illinois limited liability company, with a principal place of business at 5335 West Melrose Street, Chicago Illinois 60641, and IHOR DALIBA, individually, and any other person claiming to be interested in the real estate described herein, and states:

1. That on or about July 24, 2007, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

UNITS: 1N, 1S, 2N, 2S, 3N, 3S, 4N, 4S, 5N, 5S

IN THE 5408 S. MICHIGAN CONDOMINIUMS as delineated on the Plat of Survey of the following described parcel of real estate:

THE SOUTH 41.28 FEET OF LOT 3 AND LOT 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 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PIN: 20-10-309-051-0000

commonly known as 5408 S Michigan Avenue, Chicago Illinois 60620.

2. That on or about July 24, 2007, the Owner, through and by its managing member IHOR DALIBA, entered into a written contract with the undersigned claimant to perform certain excavation and concrete pouring work for the sum of ninety four thousand two hundred fifty dollars (\$94,250.00).

3. That on or about March 6, 2008, the undersigned claimant completed the following work on the above real property, which was requested by the Owner pursuant to the contract:

- a. Erected/poured foundation
- b. Erected/poured slab
- c. Erected/poured stairs

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4. That on or about March 6, 2008, at the special instances and the requests of the Owner, the undersigned claimant furnished extra and additional materials and additional labor on said premises with a value of five hundred fifty dollars (\$550.00). The following extra work was performed by the undersigned claimant: extra gravel & gravel, extra cleaning after masonry, etc.

5. That all of the labor and materials, including all extras, furnished and delivered by the undersigned claimant were delivered and used to permanently and substantially improve the above-described real property, and equally benefited all of the above Condominium Units on the premises.

6. That on or about March 6, 2008, the Owner breached the construction/renovation contract with the undersigned claimant by not allowing the claimant to complete and/or finish the remaining work under the contract.

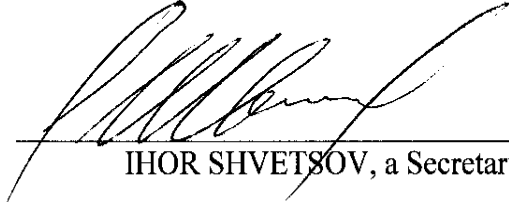
7. That to date, Owner failed to compensate the undersigned claimant for the extra work that was performed on the Owner's real property. Also, Owner failed to compensate the undersigned claimant for the erection of stairs.

8. That the materials and work furnished and delivered by the undersigned claimant equally benefited each and every Unit on the above-described Lot/Tract of Land, and, therefore, shall be apportioned in equal shares between UNITS: 1N, 1S, 2N, 2S, 3N, 3S, 4N, 4S, 5N, 5S.

9. That there is now justly due and owed to the undersigned claimant after allowing all credits, deductions, payments and offsets, the outstanding amount of five thousand seven hundred fifty dollars (\$5,750.00), and, therefore, \$575.00 shall be allocated to each and every Condominium Unit on the premises, plus all lien recordation costs, filing fees and litigation costs, attorney fees and interest at the rate specified in the Illinois Mechanics Lien Act.

DATED at Chicago, Illinois, this 17 day of November 2008.

CODEX EXC, INC.,
830 North Ashland # 1N, Chicago, Illinois 60622



IHOR SHVETSOV, a Secretary.

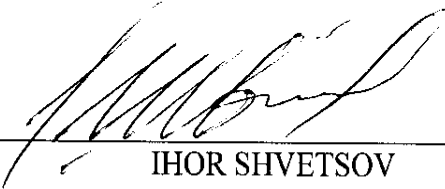
Prepared by:

Nazar Kashuba, Esq.,
DEMCHENKO KASHUBA, LLC.,
2520 West Chicago Avenue,
Chicago, Illinois 60622

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 COUNTY OF COOK) ss.

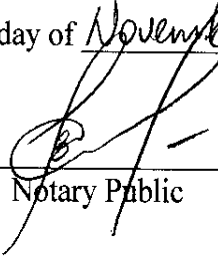
The Affiant, IHOR SHVETSOV, being first duly sworn on oath, deposes and says under penalty of perjury, that he is a Secretary of CODEX EXC, INC., an Illinois Corporation; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements herein are true and accurate.



 IHOR SHVETSOV

SUBSCRIBED and SWORN to before me

this 17 th day of November, 2008.



 Notary Public

My commission expires September 7th, 2011.



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