

# UNOFFICIAL COPY



MECHANIC'S LIEN:  
**CLAIM**

Doc#: 0836156002 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/26/2008 12:46 PM Pg: 1 of 4

STATE OF ILLINOIS            }  
  }  
COUNTY OF Cook            }

CHICAGO FLAMEPROOF & WOOD  
SPECIALTIES CORP.

**CLAIMANT**

-VS-

2252-58 N. Belmont LLC  
Denise Michel & James E. Michel  
Michael J. Flanagan & Amy E. Meleg  
Parkway Bank & Trust Co.  
O'FLAHERTY BUILDERS, INC.

**DEFENDANT(S)**

The claimant, **CHICAGO FLAMEPROOF & WOOD SPECIALTIES CORP.** of Montgomery, IL 60538, County of **Kendall**, hereby files a claim for lien against **O'FLAHERTY BUILDERS, INC.**, contractor of 1136 W. Diversey, Chicago, State of IL and **2252-58 N. Belmont LLC** Chicago, IL 60601 **Denise Michel & James E. Michel (Unit 204) Michael J. Flanagan & Amy E. Meleg (Unit 303)** {hereinafter referred to as "owner(s)"} and **Parkway Bank & Trust Co.** Harwood Heights, IL 60706 {hereinafter referred to as "lender(s)"} and states:

That on or about **06/30/2008**, the owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address:    **2256 W. Belmont Chicago, IL:**

A/K/A:            **Units 201, 202, 203, 204, 301, 302, 303, 304, 401, 402 together with their undivided percentage interest in the common elements in Belmont Square Condominium as delineated and defined in the Declaration recorded as Document No. 0819145068, in Lots 25, 26 and 27 in Block 2 in Hartman's Subdivision of Block 46 in the subdivision of Section 19, Township 40 North, Range 14, (except the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois, all taken as a tract, (excepting therefrom the commercial portions of said land, as described on Exhibit B of the Condominium Declaration) East of the Third Principal Meridian in the County of Cook in the State of Illinois.**

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A/K/A: TAX # 14-19-329-025

and O'FLAHERTY BUILDERS, INC. was the owner's contractor for the improvement thereof. That on or about 06/30/2008, said contractor made a subcontract with the claimant to provide lumber for and in said improvement, and that on or about 06/30/2008 the claimant completed thereunder all that was required to be done by said contract.

In the event an apportionment or allocation of claim for lien is required by law, claimant claims a lien on each condominium unit set forth in Exhibit "C" in accordance to the percentage of ownership interest as it relates to each unit.

The following amounts are due on said contract:

Contract	\$9,337.30
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$0.00

Total Balance Due ..... \$9,337.30

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Nine Thousand Three Hundred Thirty-Seven and Three Tenths (\$9,337.30) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the owner under said contract.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **December 5, 2008**.

**CHICAGO FLAMEPROOF & WOOD SPECIALTIES CORP.**

BY:   
Vince Mancine CEO

Prepared By:  
**CHICAGO FLAMEPROOF & WOOD SPECIALTIES CORP.**  
**P.O. Box 318**  
**Montgomery, IL 60538**

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## VERIFICATION

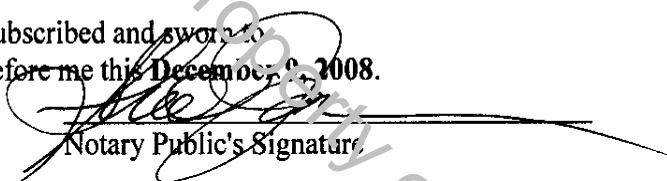
State of Illinois

County of Kendall

The affiant, Vince Mancine, being first duly sworn, on oath deposes and says that the affiant is CEO of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

  
\_\_\_\_\_  
Vince Mancine CEO

Subscribed and sworn to  
before me this December 9, 2008.

  
\_\_\_\_\_  
Notary Public's Signature



Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT C****OF THE****DECLARATION OF CONDOMINIUM****Percentage Interest in Common Elements**

UNIT NO.	SQUARE FEET	PERCENTAGE OF OWNERSHIP
201	1506	7.56
202	1438	7.22
203	1531	7.68
204	1498	7.51
301	1506	7.56
302	1438	7.22
303	3062	15.36
304	2996	15.03
401	1506	7.56
402	1438	7.22
P-1	144	0.72
P-2	144	0.72
P-3	144	0.72
P-4	144	0.72
P-5	144	0.72
P-6	144	0.72
P-7	144	0.72
P-8	144	0.72
P-9	144	0.72
P-10	144	0.72
P-11	144	0.72
P-12	144	0.72
P-13	144	0.72
P-14	144	0.72

<b>TOTAL</b>	<b>100%</b>
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