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Doc#: 0902031099 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/20/2009 03:24 PM Pg: 1 of 6

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF LAKE )

The lien claimant, **Matan's Painting and Decorating, Ltd.**, an Illinois corporation, (hereinafter the "Claimant") with an address at 175 South Wheeling Road, Village of Wheeling, County of Cook, State of Illinois, hereby records and files its Subcontractor's Notice and Claim for Mechanics Lien on the Property (as hereinafter described) and against the interest of the following persons and entities in the Property:

Brownstone Development LLC (hereinafter the "Contractor")

Metro Place LLC (hereinafter the "Owner")

and any persons claiming any interest in the Property described herein, and states as follows:

1. On or about April 3, 2007, and subsequently, the Owner owned fee simple title to the following described real estate, including all improvements thereon, (hereinafter the "Property") in the County of Cook, State of Illinois:

*[See the legal description attached hereto and incorporated herein as Exhibit "A"]*

2. On or before April 3, 2007, Owner, or one knowingly permitted by the Owner to do so, entered into a contract (hereinafter the "Contract") with Contractor wherein Contractor was to provide labor, materials and equipment for the construction and renovation of various single family and multi-family residences and improvements on the Property (the "Project").

3. On or about April 3, 2007, in furtherance of the Contract, Contractor entered into a written subcontract (hereinafter the "Subcontract") with Claimant to furnish priming, painting, staining and related labor and materials to the Property, as a part of the Project, for an initial Subcontract price based on the number and type of units to be completed, plus extras.

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4. At the special insistence and request of Contractor, pursuant to the Subcontract, Claimant furnished extra and additional materials and labor to said Property for said improvements through June 25, 2008.

5. Through June 25, 2008, Claimant provided labor and materials with a total value of Sixty Six Thousand Four Hundred and Thirty (\$66,430.00) Dollars, pursuant to the Subcontract. Claimant last performed work pursuant to the Subcontract on June 25, 2008.

6. That at all times all labor and materials provided by Claimant for the Project was with the knowledge and consent of Owner.

7. The Contractor and Owner is entitled to credits totaling Forty Six Thousand Six Hundred and Forty Seven (\$46,647.00), for payments previously made to Claimant pursuant to the Subcontract, leaving due, unpaid, and owing to Claimant for labor and materials provided through June 25, 2008, after allowing all credits, the sum of Nineteen Thousand Seven Hundred and Eighty Three (\$19,783.00) Dollars. Claimant hereby claims a lien, in the sum of Nineteen Thousand Seven Hundred and Eighty Three (\$19,783.00) Dollars, plus applicable interest and expenses incurred by Claimant, against said Contractor and Owner, on said Property and improvements, and on the money or other consideration due or to become due from the Owner to the Contractor.

8. That the amounts owed to Claimant are for services provided to various lots at the Property, which lots were designated by Contractor with various numerical designations. The attached Exhibit B sets forth the numerical designation of each lot subject to Claimant's lien claim to which Claimant provided labor, services and materials and the amounts owed to Claimant pursuant to labor, services and materials provided to each said lot.

**Matan's Painting and Decorating, Ltd**

By: 

Dan Matan, Its President

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

Kostas L. Cios  
Stotis & Baird Chartered  
200 W. Jackson Blvd., #1050  
Chicago, Illinois 60606  
(312) 461-1000

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## VERIFICATION

STATE OF ILLINOIS

SS.


COUNTY OF LAKE

The affiant, Dan Matan, an officer of the lien claimant, being first duly sworn on oath, deposes and says that he is the President of Matan's Painting and Decorating, Ltd, is authorized by Matan's Painting and Decorating, Ltd to execute the foregoing Subcontractor's Notice and Claim for Mechanics Lien on Claimant's behalf that he has read the and knows the contents thereof, and that all the statement therein contained are true and correct to the best of his knowledge.

  
DAN MATAN

President of Matan's Painting and Decorating, Ltd

Subscribed and sworn to before me this  
12th day of January, 2008.

  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

#### Legal Description:

Lots 10 thru 16, 18 thru 23 and 25 thru 27 in Metro Place Subdivision, being a Subdivision in the Southeast  $\frac{1}{4}$  of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois as depicted on that certain Plat of Subdivision recorded with the Cook County Recorder's Office on January 15, 2008 as Document Number 0802515101.

#### Or in the alternative:

THAT PART OF SILVERMAN'S WEST 12<sup>TH</sup> STREET SUBDIVISION OF THE WEST HALF OF THE SOUTH  $9 \frac{3}{4}$  ACRES 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, TOGETHER WITH THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN THE SUBDIVISION OF LOT 1 IN JAMES LONGLEY'S 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, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 2 TO 10 AND PRIVATE ALLEY IN JAMES LONGLEY'S 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, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AFORESAID.

ALL TAKEN AS ONE TRACT DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 AFORESAID; THENCE NORTH  $00^{\circ} 13' 25''$  WEST ALONG THE EAST LINE OF SAID LOT BEING THE WEST LINE OF SOUTH CAMPBELL AVENUE FOR A DISTANCE OF 314.44 FEET; THENCE SOUTH  $89^{\circ} 58' 28''$  WEST 627.41 FEET TO THE EAST LINE OF THE WEST 20 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID; THENCE SOUTH  $00^{\circ} 20' 48''$  EAST ALONG SAID EAST LINE 75.54 FEET; THEN SOUTH  $06^{\circ} 34' 16''$  EAST 16.38 FEET; THENCE SOUTH  $29^{\circ} 45' 39''$  EAST 112.33 FEET; THENCE SOUTH  $89^{\circ} 59' 36''$  EAST 15.31 FEET; THENCE SOUTH  $29^{\circ} 53' 50''$  EAST 22.40 FEET; THENCE SOUTH  $24^{\circ} 37' 52''$  EAST 115.98 FEET TO THE NORTH LINE OF 12<sup>TH</sup> STREET (ROOSEVELT ROAD); THENCE NORTH  $90^{\circ} 00' 00''$  EAST ALONG SAID NORTH LINE 496.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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**Property Index Numbers:**

16-13-425-001-0000  
16-13-425-002-0000  
16-13-425-003-0000  
16-13-425-004-0000  
16-13-425-005-0000  
16-13-425-006-0000  
16-13-425-007-0000  
16-13-425-008-0000  
16-13-425-009-0000  
16-13-425-010-0000  
16-13-425-011-0000  
16-13-425-012-0000  
16-13-425-013-0000

**Common Address:**

2500-2544 West Roosevelt, Chicago, Illinois  
2501-2547 West Grenshaw, Chicago, Illinois

Property of Cook County Clerk's Office

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## EXHIBIT B

LOT NUMBER	BALANCE DUE
MP10	\$420.00
MP11	\$708.50
MP12	\$659.50
MP13	\$626.00
MP14	\$505.50
MP15	\$791.00
MP16	\$701.50
MP18	\$420.00
MP19	\$470.00
MP20	\$420.00
MP21	\$420.00
MP22	\$420.00
MP23	\$420.00
MP25	\$2,126.50
MP26	\$1,948.50
MP27	<u>\$8,726.00</u>
TOTAL	\$19,783.00