

# UNOFFICIAL COPY



Doc#: 0905729089 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/26/2009 04:12 PM Pg: 1 of 4

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS )  
COUNTY OF COOK )

The Claimant, C. SZABO CONTRACTING, INC., of Addison, County of DuPage and State of Illinois, hereby files a Notice and Claim for Lien against JLL CONSTRUCTION SERVICES, INC., an Illinois corporation, General Contractor, of Chicago, County of Cook, State of Illinois, GLADSTONE-NORWOOD TRUST & SAVINGS BANK AS TRUSTEE OF TRUST NUMBER 1313 DATED 10-17-88 n/k/a ASSOCIATED BANK GLADSTONE-NORWOOD AS TRUSTEE OF TRUST NUMBER 1313 DATED 10-17-88, Owner of Chicago, County of Cook, State of Illinois, JACQUELENE PELE, Owner of Trust Number 1313, of Chicago, County of Cook, State of Illinois and states:

That on or about July 1, 2008, the Owners owned the following described land in the County of Cook, State of Illinois, to wit:

THAT PART OF BLOCK 19, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF ELSTON AVENUE, WHICH IS 35.03 FEET SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST FROM THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF ELSTON AVENUE WITH THE SOUTH LINE OF DIVISION STREET; THENCE CONTINUING SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE 65.0 FEET; THENCE NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST 80.72 FEET MORE OR LESS TO THE EASTERLY LINE OF A CONCRETE DOCK ON THE WESTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER THENCE NORTH 37 DEGREES 20 MINUTES 48 SECONDS WEST ALONG SAID DOCK LINE 68.766 FEET MORE OF LESS TO THE POINT OF INTERSECTION WITH A LINE WHICH RUNS NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST THROUGH THE POINT OF BEGINNING, THENCE SOUTH 73 DEGREES 57 MINUTES 40 SECONDS WEST ALONG SAID LINE 66.85 FEET MORE OR LESS TO THE POINT OF BEGINNING ALL IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #: 17-05-307-003-0000

a/k/a: 1177 North Elston Avenue, Chicago, Illinois 60622; (hereinafter referred to as the "Premises")

The Owners continue to own the Premises to date.

THIS INSTRUMENT WAS PREPARED BY:  
LOFTUS & LOFTUS, LTD.  
646 Busse Highway  
Park Ridge, IL 60068  
(847) 318-8800  
Attorney No. 12494  
RETURN TO: BOX 172

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That on information and belief, on or before July 1, 2008, Owners, GLADSTONE-NORWOOD TRUST & SAVINGS BANK AS TRUSTEE OF TRUST NUMBER 1313 DATED 10-17-88 n/k/a ASSOCIATED BANK GLADSTONE-NORWOOD AS TRUSTEE OF TRUST NUMBER 1313 DATED 10-17-88 and/or JACQUELENE PELE, entered into a contract with JLL CONSTRUCTION SERVICES, INC., to provide general contracting, for the new construction of a commercial building upon the Premises.

On or before July 1, 2008, JLL CONSTRUCTION SERVICES, INC. entered into a written contract with the Claimant to furnish all labor, materials, and equipment to complete all demolition, excavating and concrete work on the Premises, and on November 2, 2008, Claimant completed all required by contract.

That upon completion of said contract, JLL CONSTRUCTION, INC., became indebted to the Claimant for a contract amount of \$157,359.00 plus extras in the amount of \$0.00 for a total contract price of \$157,359.00.

That JLL CONSTRUCTION, INC. is entitled to credits on account thereof as follows, to wit: \$40,000.00 leaving due unpaid and owing to the Claimant, after completion of the contract, after allowing all credits, the balance of ONE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED FIFTY NINE DOLLARS AND 00/100THS (\$117,359.00) for which, with interest, the Claimant claims a lien on said Premises and improvements and on the monies or other considerations due or to become due from the Owner under said contract against JLL CONSTRUCTION SERVICES, INC.

C. SZABO CONTRACTING, INC.

BY: 

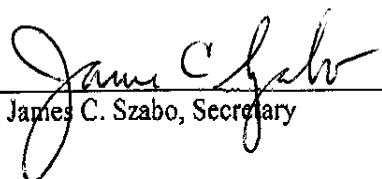
One of its Attorneys

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STATE OF ILLINOIS )  
COUNTY OF DuPAGE )

The Affiant, **James C. Szabo**, being first duly sworn on oath, deposes and states that he is the **Secretary for C. SZABO CONTRACTING, INC.**, that he has read the foregoing claim for lien (**1177 North Elston Ave.**) and knows the contents thereof; and that all statements therein contained are true.

  
\_\_\_\_\_  
James C. Szabo, Secretary

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 23 DAY  
OF February, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC

Official Seal  
Orsolya Szentesi  
Notary Public State of Illinois  
My Commission Expires 08/21/2009

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## SERVICE LIST

JLL CONSTRUCTION SERVICES, INC.  
Attn: Jerry Lewis, Registered Agent  
1040 W. Huron #300  
Chicago, IL 60622

GLADSTONE-NORWOOD TRUST & SAVINGS BANK AS TRUSTEE  
OF TRUST NUMBER 1313 DATED 10-17-88 n/k/a ASSOCIATED BANK  
GLADSTONE-NORWOOD AS TRUSTEE OF TRUST NUMBER 1313 DATED 10-17-88  
Attn: Trust Department, any agent  
5200 N. Central Avenue  
Chicago, IL 60630

ASSOCIATED BANK GLADSTONE-NORWOOD AS TRUSTEE OF TRUST  
NUMBER 1313 DATED 10-17-88  
Attn: Trust Department, any agent  
5200 N. Central Avenue  
Chicago, IL 60630

JACQUELENE PELE  
1177 North Elston Avenue  
Chicago, IL 60622

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