



Doc#: 0906346041 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/04/2009 03:57 PM Pg: 1 of 5

**NOTICE AND
CLAIM FOR LIEN**

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

ALEXANDER JR. BUILDING
SERVICES, INC.,

CLAIMANT

v.

1934 W. THOMAS, INC
VICTOR ANDRUSISHIN ,
JANA WILKENING, KEITH W. SCHMIDT,
MICHAEL A. ELBORNO, AURORA LOAN
SERVICE, LLC, 1934 W. THOMAS CONDO
ASSN.

DEFENDANTS.

NOW COMES THE CLAIMANT, ALEXANDER JR. BUILDING SERVICES, INC., an Illinois corporation ("Claimant"), with an address of 643 N. Kedzie, Chicago, IL 60622, and hereby files its Subcontractor's Notice and Claim for Lien on the Real Estate (as hereinafter described) and all funds held in connection with the improvements constructed on the subject real estate and against 1934 W. THOMAS, INC., MICHAEL A. ELBORNO, JANA WILKENING, AND KEITH W. SCHMIDT ("Owner AND Contractor") OF 1934 W. Thomas, Chicago, IL 60622, and 1934 W. THOMAS CONDO ASSN AND 1934 W. THOMAS, INC. ("Contractor") of 2134 W. W. Chicago, Chicago, IL 60622, Aurora Loan Service, LLC ("Lender") c/o Pierce & Associates, 1 N. Dearborn, Suite 1300, Chicago, IL 60602, and Unknown Owners and Non-Record Claimants and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by through or under Owner:

Claimant states as follows:

1) That on or about December 1, 2008, Owner owned title to the following legally described real estate, including all land and improvements thereon, in the County of Cook, State of Illinois, commonly known as 1934 W. Thomas, IL, including Units 1, 2, and 3, and made a contract with ALEXANDER JR. BUILDING SERVICES, INC. as Owner's Contractor for the improvements thereon:

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Commonly known as: 1934 W. Thomas, Chicago, IL 60622

UNOFFICIAL COPY

Permanent Tax Numbers: 17-06-400-060-1001 through 1003 (formerly 17-06-400-045-0000)

That on or about December 1, 2008, the Claimant made a contract with said Owner(s) and Contractor to provide labor and material for waterproofing, caulking, painting and minor detailing for and in said improvement for the sum of \$7,300.00, and that on or about December 10, 2008, the Claimant completed thereunder all that was required to be done by said contract.

That at the special instance and request of said owner the Claimant furnished extra and additional materials and/or labor on said premises of the value of \$ _____ and completed same on _____, 2009.

That said owner, or the agent, architect or superintendent of owner (a) cannot, upon reasonable diligence be found in said County, or (b) does not reside in said County.

That said Subcontractor is entitled to credits on account thereof as follows:
\$0.00. has been paid to date, leaving due, unpaid and owing to the Claimant, after allowing all credits, **the sum of \$7,300.00 U. S. Dollars**, for which, with interest and all statutorily allowed costs, the Claimant claims a lien on said land and improvements and on the monies or other consideration due or to become due from the owner under said contract against said CONTRACTOR AND OWNER(S).

ALEXANDER JR. BUILDING SERVICES, INC.


 By its duly authorized agent or attorney

Prepared by and Mail to:
 Suellen Kelley-Bergerson
 Attorney at Law
 3838 W. 111th ST., Suite 107
 Chicago, IL 60655
 (773) 429-1800/Fax: (773) 429-8507

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SERVICE LIST
CERTIFIED MAIL/RETURN RECEIPT REQUESTED

1934 W. Thomas, Inc.
Attn: Victor Anrusishin
2134 W. Chicago Avenue
Chicago, IL 60622
And via fax: 773-235-9101

R. E. Development Concepts, Inc.
Attn: Victor Anrusishin
2631 W. Chicago Avenue, Unit 1
Chicago, IL 60612
And via fax: 773-235-9101

1934 W. Thomas Condo Association
1934 W. Thomas
Chicago, IL 60622

Mr. Michael Elborno
1934 W. Thomas – Unit 1
Chicago, IL 60634

Ms. Jana Wilkening
1934 W. Thomas – Unit 2
Chicago, IL 60634

Mr. Keith W. Schmidt
1934 W. Thomas – Unit 3
Chicago, IL 60634

Aurora Loan Service, LLC
c/o Pierce & Associates
1 N. Dearborn, Suite 1300
Chicago, IL 60602

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Exhibit A

3424

SUB LOT 7 IN THE SUBDIVISION OF LOT 6 IN BLOCK 2, IN SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 2, 4, 7 AND THE WEST 1/2 OF BLOCK 3 AND THE SOUTH 1/2 OF BLOCK 8 IN COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-06-400-045-0300

C/K/A 1934 WEST THOMAS STREET, CHICAGO, ILLINOIS 60622

Property of Cook County Clerk's Office