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Doc#: 0906955047 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/10/2009 01:45 PM Pg: 1 of 3

MECHANICS' LIEN:
NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

B. BRUCE, INC.,
Claimant,

v.

J.K. GOLDBERG, INC., MICHAEL J. ZITA,
MICHELLE V. ZITA, UNKNOWN
OWNERS and NON-RECORD
CLAIMANTS,

Defendants.

The Claimant, B. BRUCE, INC., an Illinois corporation, of Oak Lawn, Cook County, Illinois, files a Notice and Claim for Lien against J.K. GOLDBERG, INC. ("Contractor") of Cook County, Illinois, MICHAEL ZITA and MICHELLE ZITA (hereinafter referred to as "Owner"), MERS ("Nominee") CAPITAL FINANCIAL BANCORP INC. (Collectively hereinafter "Lender"), and any persons claiming to be interested in the real estate herein and states:

On January 22, 2007 and thereafter, the Owner owned the following described land in Cook County, Illinois, to wit:

181 HERRICK ROAD, Riverside, Illinois 60546:

LOT 1 OF MCGOVERN'S SUBDIVISION OF LOT 790 IN BLOCK 6 IN THE THIRD DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Nos.: 15-36-207-058-0000

and J.K. GOLDBERG, INC., was the contractor for the improvement thereof. That on or about November 8, 2008 the Contractor made a subcontract with Claimant to provide all labor, materials and equipment for plumbing and fixtures for Sanitary Sewer & Vent; Water piping, fixtures, trim, tankless water heater for bathrooms and kitchen for Forty-One Thousand Fifteen and 00/100ths (\$41,015.00) Dollars; and on or about November 25, 2008, the Contractor made a contract for a Change Order for additional labor, materials, equipment and fixtures in the amount of Twenty-One Thousand Two Hundred Thirty-Eight and 76/100ths (\$21,238.76) for a total contract price of Sixty-Two Thousand Two Hundred Fifty-Three and 76/100ths (\$62,253.76) and, on December 10, 2008 Claimant finished all the work contemplated in the subcontract.

The Contractor is entitled to any credits on account leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of Forty-Eight Thousand Eighty-Three and 36/100ths (\$48,083.36) Dollars for which, with interest and attorneys' fees, the Claimant claims a lien on the land and improvements thereon against the Contractor and Owner and/or any funds due the Contractor from the Owner.

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B. BRUCE, INC.

By: Bradley R Bruce
Bradley Bruce, Its Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The Affiant, Bradley Bruce, being first duly sworn on oath, deposes and says that he is an Authorized Agent of B. BRUCE, INC., the Claimant, that he has read the foregoing Mechanics' Lien Notice and Claim and knows the contents thereof, and that all the statements therein contained are true.

Bradley R Bruce
BRADLEY BRUCE

SUBSCRIBED and SWORN to before
me this 9th day of March, 2009.

Rebecca L Bruce

Notary Public



My commission expires:

This Instrument Prepared by and Mail to:

Jay A. Andrew, Riebandt & DeWald, P.C., 1237 South Arlington Heights Road, P.O. Box 1880, Arlington Heights, Illinois 60006

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SERVICE LIST

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY-REGULAR MAIL -

Michelle V. Zita
181 Herrick Road
Riverside, Illinois 60546

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY-REGULAR MAIL -

Michael J. Zita
181 Herrick Road
Riverside, Illinois 60546

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY-REGULAR MAIL -

CT Corporation System, Registered Agent for Mortgage Electronic
Registration Systems, Inc., as Nominee for Capital Financial
Bancorp, Inc.
208 South LaSalle Street, Suite 814
Chicago, Illinois 60604

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY-REGULAR MAIL -

Capital Financial Bancorp, Inc.
Edward E. Reda, Jr., Registered Agent
8501 West Higgins Road, Suite 440
Chicago, Illinois 60631

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY-REGULAR MAIL -

J.K. Goldberg, Inc.
c/o Steven H. Hixon, Registered Agent
140 North Oak Street
Elmhurst, Illinois 60126

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY-REGULAR MAIL -

All unknown owners, occupants and non-record claimants
181 Herrick Road
Riverside, Illinois 60546