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SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN



Doc#: 0908445040 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/25/2009 09:40 AM Pg: 1 of 2

STATE of ILLINOIS COUNTY of COOK

STATE OF ILLINOIS)
COUNTY OF COOK) SS

GFGR, Inc. Architects Engineers,
Claimant

VS

Gladstone-Norwood Trust & Savings Bank,
As Trustee Under Trust No. 55783, Dated August 12, 1982, or its successor; JLL Construction Services, Inc.;
1177 N. Elston, Inc., d/b/a Slow Down Life's Too Short;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$2,807.59**

THE CLAIMANT, GFGR, Inc. Architects Engineers, 216 South Jefferson Street, Suite 200, Chicago, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against JLL Construction Services, Inc., contractor, 1040 West Huron, Suite 300, Chicago, Illinois, and against Gladstone-Norwood Trust & Savings Bank, as trustee as aforesaid, or its successor, and all other(s) owning or claiming an interest in the following-described real property and states:

THAT, at all relevant times, Gladstone-Norwood Trust & Savings Bank, as trustee as aforesaid, or its successor, and all other(s) owning or claiming an interest in the following-described real property, or any of them, was (were) the owner(s) of the following-described real property, to wit:

That part of Block 19 described as follows: commencing at a point on the easterly line of Elston Avenue which is 35.02 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 26 minutes 48 seconds west along said dock line 68.766 feet more or 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 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.

PERMANENT INDEX NUMBER: 17-05-307-003-0000

PROPERTY ADDRESS: 1177 North Elston Avenue, Chicago, Illinois

THAT, on March 14, 2008, Claimant entered into a subcontract with the said JLL Construction Services, Inc., to perform structural engineering services for the afore-described real property of a value of and for the sum of **\$7,057.00**.

THAT, at the special instance and request of the said JLL Construction Services, Inc., Claimant performed additional structural engineering services for the afore-described real property of a value of and for the sum of **\$4,655.29**.

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Page Two

THAT, on December 15, 2008, Claimant substantially completed all required of Claimant pursuant to the said subcontract, including the performance of additional structural engineering services as aforesaid.

THAT the said JLL Construction Services, Inc., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant, including the performance of additional structural engineering services as aforesaid, pursuant to the said JLL Construction Services, Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT Claimant has received **\$8,904.70** pursuant to the said subcontract.


THAT neither JLL Construction Services, Inc., nor any other party has made any further payment or is entitled to any credit, leaving due unpaid and owing to Claimant the balance of **\$2,807.59**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies. Claimant claims a lien on the afore-described real property and improvements, and as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.



Steven M. Reis, Agent of Claimant

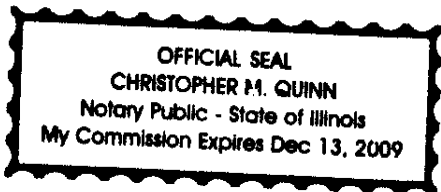
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

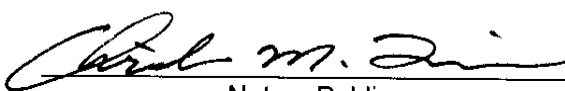
THE AFFIANT, Steven M. Reis, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.



Steven M. Reis, Agent of Claimant

Subscribed and sworn to before me this 20th day of MARCH, 2009.





Notary Public

Mail To:

Steven M. Reis
GFGR, Inc. Architects Engineers
216 South Jefferson Street, Suite 200
Chicago, Illinois 60661

Prepared By:

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