

# UNOFFICIAL COPY



DOCUMENT PREPARED BY

AND RETURN TO:

Contractors Lien Services of Illinois, Inc.  
6225 N. Milwaukee Ave.  
Chicago, IL 60646  
773-594-9090  
773-594-9094 fax  
www.contractorslienservices.com

Doc#: 0912456018 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/04/2009 09:15 AM Pg: 1 of 4

STATE OF ILLINOIS

COUNTY OF COOK

**SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN**  
PURSUANT TO SECTIONS 60/1, 60/5, 60/21, AND 60/24 OF THE LIEN ACT

**NOTICE TO OWNER**

Do not pay the contractor for this work or material unless you have received from the subcontractor a waiver of lien or other satisfactory evidence of payment to the Claimant.

**NOTICE & CLAIM FOR LIEN IN THE**

**AMOUNT OF \$5,000.00, plus interest pursuant to 770 ILCS 60/1 and attorney fees pursuant to 770 ILCS 60/17.**

**TO OWNER OR REPUTED OWNER VIA CERTIFIED MAIL R/R & REG. US MAIL:**

**Edna Olsen  
1551 Ashland Ave#310  
Des Plaines, IL 60016**

**TO DEFENDANT OR REPUTED DEFENDANT VIA CERTIFIED MAIL R/R & REG. US MAIL:**

**Secretary of Housing And Urban Development  
451 Seventh St. SW  
Washington, DC 20410**

**TO CONTRACTOR OR REPUTED CONTRACTOR VIA CERTIFIED MAIL R/R & REG. US MAIL:**

THE LIEN CLAIMANT, **Best Assets Inc.** ("Claimant"), original contractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Edna Olsen**, owner, **Secretary of Housing And Urban Development**, mortgagee (collectively "Owner"), , contractor, and any other party claiming an interest in the real estate, more fully described

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below, through, or under the Owner, stating as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of **Cook**, State of Illinois, to wit:

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

PINs: **09 20 210 029 1029 0000, 09 20 210 029 1041**

which property is commonly known as **1551 Ashland ave #310, Des Plaines, IL 60016** (collectively "Project").

2. On information and belief, said Owner contracted with ("Contractor") for certain improvements to said premises.

3. General Contractor entered into the Subcontract with the full knowledge, consent, and authorization of Owner. The Owner knowingly permitted the General Contractor to enter into the Subcontract with Claimant.

4. Claimant completed its work under its contract on **2/5/2009**, which entailed **Labor and Material: Property management services-property manager** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **FIVE THOUSAND & 0/100 DOLLARS (\$5,000.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract, in the amount of **FIVE THOUSAND & 0/100 DOLLARS (\$5,000.00)** plus interest. To date, despite due demand for payment, Claimant remains unpaid for its work at the Project and there is no reasonable basis for the failure to pay Claimant.

6. The amount consists of the following:

A. Base Contract	<b>\$5,000.00</b>
B. Change Orders	<b>\$0.00</b>
C. Adjusted Based Contract	<b>\$5,000.00</b>
D. Amount Paid to Date (Credit)	<b>\$0.00</b>
E. Value of Lienable Work Performed As To Date of Completion	<b>\$5,000.00</b>
F. Statutory 10% Interest	<b>\$116.44</b>
<b>Total Principal Amount of Lien</b>	<b>\$5,116.44</b>

Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage of the total

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amount owed to Claimant on each unit and/or by parcels shown in the legal description by the method required by applicable law.

7. At all relevant times Owner was aware that Claimant was providing labor and materials for the benefit of the Project and the Property.

8. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice and claim for lien upon the real property listed herein.

## VERIFICATION

The undersigned, Steven F. Boucher, being first duly sworn, on oath deposes and states that he is the agent of **Best Assets Inc.**, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Signed by: *Steven F. Boucher V.F.*

Steven F. Boucher  
As Agent for Claimant

Subscribed and sworn to before me on this First Day of May of 2009.

*Anna Michells*  
Notary Public



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**LEGAL DESCRIPTION**

UNITS 310 AND 313, AS DELINEATED ON PLAT OF SURVEY ON ALL OR PORTIONS OF LOTS 26 TO 29 IN BLOCK 6 IN RIVER ADDITION TO DES PLAINES, A SUBDIVISION OF PARTS OF SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'E' TO DECLARATION OF CONDOMINIUM MADE BY THE FIRST NATIONAL BANK OF DES PLAINES, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NUMBER 73093873, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23686479; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME-TO-TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION, AS THOUGH CONVEYED HEREBY, ALL IN COOK COUNTY, ILLINOIS.

1551 Ashland Ave , 310  
 DES PLAINES , IL 60016-0000

92873416

PIN # 09-20-210-029-1029