

UNOFFICIAL COPY



ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

Doc#: 0912503070 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2009 04:07 PM Pg: 1 of 5

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The claimant, McGuire & Sons, Inc., with an address at 12250 Shirley Lane, Alsip, Illinois, hereby files its original contractor's lien for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate:

1701 N. Dayton LLC ("Owner")
1137 West Webster
Chicago, Illinois 60614

SMH DEVELOPMENT LLC ("Authorized Representative of Owner")
1137 West Webster
Chicago, Illinois 60614

and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant states as follows:

1. On or about October 23, 2008, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) ("Real Estate") in Cook County, Illinois, commonly known as 1701 N. Dayton, Chicago, Illinois, and legally described as follows:

LOT 69 AND THE SOUTH HALF OF LOT 70 IN BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The permanent real estate tax number is: 14-32-426-006-1001, 14-32-426-006-1002, 14-32-426-006-1003, 14-32-426-006-1004, 14-32-426-006-1005

2. Claimant made a contract ("Contract") dated October 23, 2008, with Stuart Nitzkin, a person authorized or knowingly permitted by the Owner and/or the authorized Representative of the Owner to enter into said Contract, under which Claimant agreed to provide all necessary labor, material, and work to install new water service for the Real Estate for the original contract amount of \$15,000.00. A copy of the Contract is attached hereto as Exhibit A.

UNOFFICIAL COPY

3. It was agreed by and between the parties that after the first days' work, Claimant would invoice the Owner for the work performed thus far, and further that Owner would pay the invoice upon receipt and prior to additional work being performed by Claimant.

4. On December 5, 2008, Claimant began work on the Real Estate. Said work required additional downspouts, larger copper line and large valves. With the agreement of the Owner, the price of the work to be performed by Claimant on the Real Estate increased to \$18,300.00.

5. Claimant last performed work under the Contract on December 5, 2008. Said work totaled \$5,300.00. Said work increased the value of the Real Estate in the amount of \$5,300.00. A copy of the invoice for the work completed is attached hereto as Exhibit B.

6. Claimant was excused from further performance of the contract based upon Owner's refusal to make payment on the initial invoice.

7. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$5,300.00 which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$5,300.00 plus interest.

Dated: April 20, 2009

MCGUIRE & SONS, INC.

By: _____

Its: _____

This document has been prepared by and after recording should be returned to:

Wendy Kaleta Skrobin
McFadden & Dillon, P.C.
120 S. LaSalle Street
Suite 1335
Chicago, Illinois 60603

UNOFFICIAL COPY

VERIFICATION

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

ss:

Brian McGuire, being first duly sworn on oath, states that he is the President of Claimant, McGuire & Sons, Inc., an Illinois Corporation, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.

Brian McGuire

Subscribed and sworn to
 before me this
30th day of April, 2009

Gina McGuire
 Notary Public

My commission expires March 3, 2010



Property of Cook County Clerk's Office

UNOFFICIAL COPY

TOTAL P.003

Apr 07 09 09:33p McGuire House
REC. 4. 2008 4:39PM

630-739-4345

p. 3

No. 3395 P. 1

McGuire & Sons Inc.



12250 Shirley Lane
Alsip, IL 60803

(312) 914-8591

Oct. 23, 2008

Stuart Nicklas

773 328-2115 fax

PROPOSAL

1701/03 N. Dayton, Chicago

- 2 Street openings
- Saw cut pavement
- 1 1/2" Copper line
- Auger under sidewalk
- 1 1/2" Valve
- Backfill with sand
- Haul away excess dirt
- Concrete patches

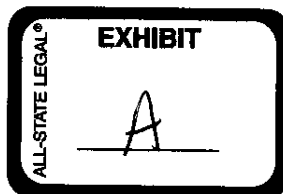
- New 6" VCP Sewer
- 4 Downspouts
- 1 Stack

- 4" Draintile with sox (Builder to provide 8" of stone for basement floor)
- 18" x 30" Sump pit (NO PUMP) \$ 1,000.00 inc. in cost
- 4" Draintile outside foundation \$ 2,500.00 extra

TOTAL \$15,000.00 each house

**NO PERMIT FEES
PLUMBER MUST BE PRESENT THE DAY OF THE TAB**

Please fax insurance.



p.1

815-469-6968

McGuire & Sons

NO 07 09 09:33p



UNOFFICIAL COPY

Apr 07 09 09:33p

McGuire House

630-739-4345

p. 2

McGuire & Sons Inc.



12250 Shirley Lane
Alsip, IL 60803

(312) 914-8591

Dec. 17, 2008

Inv. #3001

Stuart Nitzkin
SMH Dev.

773 328-2115 fax

Property of Cook County Clerk's Office

STATEMENT

1701/03 N. Dayton, Chicago

- 2 Street openings
- Saw cut pavement
- 2" Copper line
- Auger under sidewalk
- 2" Valve
- Backfill with sand
- Haul away excess dirt
- Concrete patches

- New 6" VCP Sewer
- 6 Downspouts
- 1 Stack

- 4" Draintile with sox (Builder to provide 8" of stone for basement floor)
- 18" x 30" Sump pit (NO PUMP)

TOTAL	\$18,000.00 each house	\$36,000.00
	Extra: Core Drill Foundation Walls	\$ 600.00
		\$36,600.00

PARTIAL PAYOUT ← **\$10,600.00**

NO PERMIT FEES
PLUMBER MUST BE PRESENT THE DAY OF THE TAP

