

# UNOFFICIAL COPY

## SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



Doc#: 0917447083 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/23/2009 03:27 PM Pg: 1 of 4

STATE OF ILLINOIS        }  
                                      }  
                                      } SS  
COUNTY OF COOK        }

IN THE OFFICE OF THE  
RECORDER OF DEEDS  
OF COOK COUNTY

SOUTHFIELD CORPORATION, D/B/A: ILLINOIS BRICK COMPANY  
**CLAIMANT**

**-VS-**

NIKOLAI PEREPITCHKA  
SELFRELIANCE UKRAINIAN AMERICAN FEDERAL CREDIT UNION  
MARK WYSHNYTZKY  
CITIBANK, NA  
NICKS CONSTRUCTION CO., LTD.  
UNKNOWN OWNERS  
NON-RECORD CLAIMANTS  
**DEFENDANT**

The claimant, SOUTHFIELD CORPORATION, D/B/A: ILLINOIS BRICK COMPANY, an Illinois Corporation ("Claimant"), hereinafter referred to as ("Illinois Brick"), with an address of 8995 W. 95<sup>th</sup> St., Palos Hills, Illinois 60453, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against Nickolai Perepitchka ("Owner") 2554 W. Huron, Chicago, Illinois 60612, and Selfreliance Ukrainian American Federal Credit Union ("Lender") 2332 W. Chicago Avenue, Chicago, Illinois 60622, and Mark Wyshnytzky ("Lender") 2302 W. Chicago Avenue, Chicago, Illinois 60622, and Citibank, NA ("Lender") 3900 Paradise Rd., Suite "M", Las Vegas, NV 89109, and Nicks Construction Co., Ltd. ("General Contractor") c/o Alexander Narod, 601 Skokie Blvd., Suite 503, Northbrook, Illinois 60062, Unknown Owners, 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. On or about February 11, 2009, Owner owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: 2442 W. Ohio, Chicago, Illinois 60612, and legally described as follows:

LOT 86 (EXCEPT THE WEST 10 FEET OF LOT 86) AND THE WEST 20 FEET OF LOT 87 IN MARY ANN BAYLEY'S SUBDIVISION OF BLOCK 8 IN WRIGHT AND WEBSTER SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO. 16-12-214-045

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2. That to the best of Claimants knowledge and belief, Nicks Construction Co., Ltd., ("Nicks Construction") was the Owners General Contractor for the improvements at the Real Estate.

3. That "Nicks Construction" entered into an oral Contract with "Illinois Brick" whereby Claimant agreed to furnish brick and masonry material to "Nicks Construction" in exchange for payment in the Original Contract amount of Three Thousand, Three-Hundred and Eighty-Three Dollars & 05/100, (\$3,383.05).

4. The Subcontract was entered into between "Nicks Construction" and "Illinois Brick" with the full knowledge and consent of the Owner. Alternatively, the Owner specifically authorized "Nicks Construction" to enter into Contracts for improvement of the Real Estate. Alternatively, the Owner knowingly permitted "Nicks Construction" to enter into Contracts for, and in said improvement of the Real estate.

5. At the special instance and request of "Nicks Construction" and with the full knowledge and express consent or acquiescence of Owner(s), Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$ .00. Claimant completed providing the additional materials and labor at various times.

6. That on March 21, 2009, Claimant completed and delivered substantially all work and materials required to be performed under the Contract.

7. That "Nicks Construction" is entitled to credits for payments in the amount of \$ .00.

8. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "Nicks Construction" the balance of Three Thousand, Three-Hundred and Eighty-Three Dollars & 05/100, (\$3,383.05), for which with interest at the statutory rate of 10% per annum, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner to Nicks Construction Co., Ltd.

Dated: May 22nd, 2009

SOUTHFIELD CORPORATION  
d/b/a: Illinois Brick Company

By: \_\_\_\_\_

*Renata Drozd*  
Renata Drozd, Credit Manager

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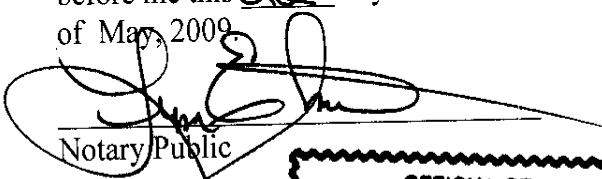
## VERIFICATION

State of Illinois }  
County of Cook } SS.

I, Renata Drozdz, being first duly sworn on oath, depose and state that I am Credit Manager for Claimant, Southfield Corporation, d/b/a: Illinois Brick Company, an Illinois corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.

  
Renata Drozdz, Credit Manager

Subscribed and Sworn to  
before me this 22 day  
of May, 2009

  
Notary Public

Notary Seal



My Commission Expires: 8-22-10

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED TO:

Ms. Renata Drozdz  
Illinois Brick Company  
821 Seegers Rd.  
Des Plaines, IL 60016

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## SERVICE LIST

Mr. Nikolai Perpepitchka  
2554 W. Huron St.  
Chicago, Illinois 60612  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Selfreliance Ukrainian American Federal Credit Union  
Attention: Tania Laba  
2332 W. Chicago Avenue  
Chicago, Illinois 60622  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Mr. Mark Wyshnytzky  
2302 W. Chicago Avenue  
Chicago, Illinois 60622  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Citibank, N.A.  
Mortgage Lending  
3900 Paradise Rd.  
Suite "M"  
Las Vegas, NV 89109  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Nicks Construction Co., Ltd.  
c/o Alexander Narod  
601 Skokie Blvd., Suite 503  
Northbrook, Illinois 60062  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Property of Cook County Clerk's Office