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PREPARED BY, RECORDING REQUESTED BY AND RETURN TO:

NAME: BRADLEY DANIEL BIRGE, P.C. COMPANY: BRADLEY DANIEL BIRGE, P.C. ADDRESS: 217 NORTH JEFFERSON 6TH FLOOR CHICAGO, ILLINOIS 60661



Doc#: 0918018075 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/29/2009 04:36 PM Pg: 1 of 4

Claim for Mechanics Lien

MECHANICS LIEN NOTICE AND CLAIM
STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

The undersigned claimani, Grab Brothers Iron Works Co. Corp., by Tadeusz Grab, President, of the City of Franklin Park, County of Cook, and State of Illinois (the "Claimant"), hereby claims a Contracion's mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois, 770 ILCS 60%, et seq. against Cortland Tower, LLC, Cortland Towers Condominium Association, Inbank f/k/a Interstate Bank, Bianco Glass Products, Inc., Willow Electrical Suppiy Co., Inc., Jaroslaw Fedak Construction, Roman Kwak Construction, Cyrv! Kurnat Construction, Patrick S. Bautista, Klara Krukowski, Jadwiga Krukowski, Andrzej Krukowski, Jozef Cegielski, Bernard Elevator Company, Hensen Windows Systems, Inc., Brass Creations, Inc., a/k/a Brass Creation, and any Unknown owners and Non-record claimants, regarding the property commonly known as 1635 % Cortland, Chicago, Illinois 60647, County of Cook and State of Illinois, (the "Owner(s)"), and states as follows:

- 1. The Owner(s) now holds title to that certain real property in the County of Cook, State of Illinois, 1635 West Cortland Place, Chicago, Illinois, (the "Property"), to wit:
- 2. The Property is commonly known as 1635 West Cortland Place, Chicago IL, 60647
- 3. Permanent Real Estate Index Number: 14-31-414-049-0000
- 4. Legal Description:

UNITS C-1, C-2, 101,102,103,201, 202, 203, 301, 302 IN THE 1635 W. CORTLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

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THE EAST 62.72 FEET(EXCEPTING THEREFROM THE WEST 2.0 FEET OF THE NORTH 85.64 FEET) OF LOTS 12, 13,14 AND 15, TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN BLOCK 23 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 31, AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF COOK, STATE OF ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0805203030, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

- On or about December 27th, 2006 Claimant was retained by **Cortland Tower**, **LLC** pursuant to a written proposal executed by **Andrzej Krukowski** (the "Contract") to perform construction work on 1635 West Cortland Place, Chicago Illinois 60647, including, but not limited to, fabricate and install structural colums and bear is including lintela, fabricate and install two metal stairscases including spiral stairs and railing and fabricate and install steel railing for the building, for which claimant incurred expenses as a contractor for **Cortland Tower**, **LLC**., the Owner for the work as described in the December 27, 2006 Contract, for the improvement and ennancement of the Property (the "Work") which was last performed on May 26, 2009, on the Property for the sum of One hundred seventy six thousand dollars and zero cents (\$176,000.00) which Claimant seeks to be paid by Owner(s).
- 6. On and prior to May 26, 2009, Claimant performed one hundred percent (100%) of all of the Contracted Work and provided all the materials under the terms of and in accordance with the specifications of the written Proposal in that the Claimant performed those services on the real property which were necessary to perform its duties to improve the Property.
- 7. All of the labor and materials furnished and delivered by Claimant were delivered to and used to improve the Property, and the last of such services was furnished, delivered and performed, as contemplated under the Contract and completed on May 26, 2009.
- 8. There is now justly due and owing the Claimant after allowing to the Owner(s) all credits, deductions, payments and offsets of One hundred fifty thousand collars (\$150,000.00) for past payments received, the outstanding amount currently due of Twenty six thousand dollars and zero cents (\$26,000.00) plus interest at the rate specified in the Illinois Mechanics Lien Act.
- 9. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner(s) and all persons interested therein for the outstanding amount currently due and owing after deductions of all payments and credits is Twenty six thousand dollars and zero cents (\$26,000.00) plus interest at the rate specified in the Illinois Mechanics Lien Act

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as well as court costs and attorneys' fees.
STATE OF ILLINOIS)) SS. COUNTY OF COOK) CERTIFICATION
The Affiant, Tadeusz Grab, President of Grab Brothers Iron Works Co., Corp., the City of Franklin Park, County of Cook, and State of Illinois, being first duly swom, or bath deposes and states he is one of the principals of Grab Brothers Iron Works Co., Corp. that the Affiant has read the foregoing Contractor's Claim for Mechanics Lien and knows the contents thereof; and that the statements therein contained are true to the best of Affiant's knowledge. Subscribed and Sworn to Before me this Day of Corp. Tadeusz Grab, President of Glab Notary Public Service I set. My Commission Excites Spp 14, 2011 Total Brothers Iron Works Co., My Commission Excites Spp 14, 2011
Service List: PROOF OF SERVICE BY MAIL
I, Bradley Daniel Birgé, on June 29, 2009, certify that I served this Claim for Mechanics Lien by mailing a copy by certified mail, return receipt request and restricted delivery to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at U.S. Postal Service office at the southwest corner of Clinton and Lake Streets, Chicago, Illinois 60661 by 5:00 p.m. on June 29, 2009 with proper postage prepaid.
Under penalties as provided by law pursuant to 735 ILCS 57-109. Bradley Daniel Birgé, an attorney of record, certify that the statements set forth in this Notice of filing and Proof of service are true and correct. Date: Date: Date: Bradley Daniel Birgé, Esq.
To: Cortland Tower, LLC 1301 Western Ave Apt 202 Lake Forest IL 60045 Willow Electrical Supply Co, Inc. 6145 W Diversey Ave Chicago IL 60639

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Andrzej Krukowski 1301 Western Ave Apt 202 Lake Forest IL 60045

Jadwiga Krukowski 1301 Western Ave Apt 202 Lake Forest IL 60045

InBank f/k/a Interstate Bank 1854 W Division Street Chicago IL 60622

Bianco Glass Products, Inc. 1808 Janke Drive, Unit C Northbrook IL 60062

Berna: d Elevator Company 6650 N Morthwest Highway Ste106 Chicago N 80631

Jozef Cegielski 3329 N Troy Chicago IL 60618

Jaroslaw Fedak Construction C/O Contractors Lien Services 6225 N Milwaukee Ave Chicago IL 60646

Roman Kwak Construction C/O Contractors Lien Services 6225 N Milwaukee Ave Chicago IL 60646

Cyryl Kurnat Construction C/O Contractors Lien Services 6225 N Milwaukee Ave Chicago IL 60646

Jadwiga Krukowski 1635 W Corland , Unit 102 Chicago IL 60622

Hensen Windows Systems, Inc. 2649 N Kildare Street Chicago IL 60641

Klara Krukowski 1635 W Cortland , Unit 101 Chicago IL 65622

Brass Creations, Inc. a/k/a Brass Creation 4840 W North Ave. Chicago IL 60639

Patrick S. Bautista 1635 W Cortland Unit 253 Chicago IL 60622

Please Mail to : Bradley Daniel Birgé, P.C. Attorney for Claimant 217 North Jefferson Street Chicago, IL 60661 (312) 506-4024