



# UNOFFICIAL COPY

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.

5. 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 columns and beams including lintela, fabricate and install two metal staircases 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 enhancement 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 dollars (\$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 sworn, on oath 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.

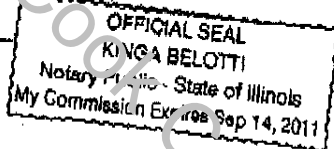
Subscribed and Sworn to Before me this

25 Day of June, 2009

*Tadeusz Grab*  
By: *Tadeusz Grab*

Tadeusz Grab, President of Grab Brothers Iron Works Co.,

*Kinga Belotti*  
\_\_\_\_\_  
Corp.



Notary Public  
Service List:

### PROOF OF SERVICE BY MAIL

I, Bradley Daniel Birgé, on June 29th, 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 29th, 2009 with proper postage prepaid.

*Bradley Daniel Birge*  
\_\_\_\_\_  
OFFICIAL SEAL

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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: June 29th, 2009

Signed: *Bradley Daniel Birge*  
\_\_\_\_\_  
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**

**Bernard Elevator Company**  
**6650 N Northwest Highway Ste106**  
**Chicago IL 60631**

**Jozef Cegielski**  
**3329 N Troy**  
**Chicago IL 60618**

**Jaroslav 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 60622**

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

**Patrick S. Bautista**  
**1635 W Cortland Unit 203**  
**Chicago IL 60622**

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