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Doc#: 0919150051 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/10/2009 03:36 PM Pg: 1 of 4

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

STATE OF ILLINOIS
COUNTY OF COOK

ORIGINAL CONTRACTOR'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 \$7,308.75, plus interest pursuant to 770 ILCS 60/1 and attorney fees pursuant to 770 ILCS 60/17.

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

1935 S. Wabash LLC
2701 N. Kildare Ave.
Chicago, IL 60639

Sedgwick Properties Develop. Corp
1525 W. Homer St., Suite 401
Chicago, IL 60622

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

Amalgamated Bank
1825 K Street, Suite 1700
Chicago, IL 60606

Stewart Title Corp.

Friday, July 10, 2009

Lien ID: 3601-5139

Page 1 of 3

4 Per

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**850 W. Jackson Blvd.
Chicago, IL 60607**

THE LIEN CLAIMANT, **Metigue & Spiewak 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: **1935 S. Wabash LLC, Sedgwick Properties Develop. Corp**, owners, **Amalgamated Bank, Stewart Title Corp.**, mortgagees (collectively "Owner"), and any other party claiming an interest in the real estate, more fully described 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"]*

PIN: **17 22 306 040 0000**

which property is commonly known as **1935 S Wabash St, Chicago, IL 60616** (collectively "Project").

2. On information and belief, said Owner contracted with Claimant for certain improvements to said premises.

3. Owner entered into a **written contract** with Claimant on **5/13/2008**.

4. Claimant completed its work under its contract on **7/7/2009**, which entailed **Labor and Material: Surveying services** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$7,308.75)** 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 **(\$7,308.75)** 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	\$14,500.00
B. Change Orders	\$32,157.50
C. Adjusted Based Contract	\$46,657.50
D. Amount Paid to Date (Credit)	\$39,348.75
E. Value of Lienable Work Performed As To Date of Completion	\$7,308.75
F. Statutory 10% Interest	\$6.01

Friday, July 10, 2009

Page 2 of 3

Lien ID: 3601-5139

UNOFFICIAL COPY

Total Principal Amount of Lien

\$7,314.76

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 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.

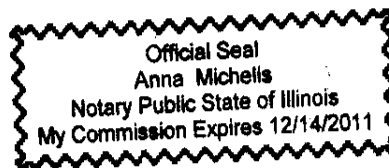
8. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice and claim for 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 **Mctigue & Spiewak 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 Tenth Day of July of 2009.


 Notary Public


Friday, July 10, 2009

Page 3 of 3

Lien ID: 3601-5139

UNOFFICIAL COPY**EXHIBIT A****THE LAND**

THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 2 IN WILLIAM JONES ADDITION TO CHICAGO IN THE AFORESAID SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22; THENCE SOUTH ALONG THE EAST LINE OF SOUTH WABASH AVENUE, AS IMPROVED AND OCCUPIED, A DISTANCE OF 248.46 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, TO THE AFORESAID SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE NORTH LINE OF EAST CULLERTON STREET, AS IMPROVED AND OCCUPIED, A DISTANCE OF 171.24 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 26.53 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 2 FEET TO THE WEST LINE OF A NORTH AND SOUTH 24 FEET PUBLIC ALLEY, AS IMPROVED AND OCCUPIED; THENCE NORTH ALONG SAID WEST LINE OF NORTH AND SOUTH 24 FEET PUBLIC ALLEY, A DISTANCE OF 221.915 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 10 IN BLOCK 2 IN WILLIAM JONES ADDITION TO CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 169.24 FEET TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS.

Property Address: 1935 S. Wabash Avenue, Chicago, Illinois

P.I.N.: 17-22-306-015; 17-22-306-016; 17-22-306-017; 17-22-306-018; 17-22-306-037;
17-22-306-38; 17-22-306-039; 17-22-306-040; 17-22-306-041; 17-22-306-042

**THIS DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Kenneth W. Funk, Esq.
Deutsch, Levy & Engel, Chartered
225 W. Washington Street
Ste. 1700
Chicago, Illinois 60606