

# UNOFFICIAL COPY



STATE OF ILLINOIS    )  
                                  ) ss.  
COUNTY OF COOK    )

Doc#: 0923818053 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/26/2009 01:01 PM Pg: 1 of 5

**CONTRACTOR'S/ARCHITECT'S  
NOTICE AND CLAIM FOR LIEN**

The Mechanics Lien Claimant,

**JOHN CONRAD SCHIESS,**

an Illinois licensed architect, of the City of Oak Park, State of Illinois (hereinafter "*Claimant*"), hereby files its *Contractor's/Architect's Notice and Claim for Lien*, against the following parties, and in support and furtherance thereof, states as follows:

**OWNER(S):**                               **801-899 West Madison Investment LLC,**  
(hereinafter                               **an Illinois (invited liability company**  
collectively "*Owner*")                   **425 Huehl Road, Unit 4B**  
  Northbrook, Illinois 60062

**Aleksandr Troyanovsky**  
1755 Braeside Street  
Northbrook, Illinois 60062

**LENDER(S):**                               **BankFinancial Corporation**  
(hereinafter                               15W060 North Frontage Road  
collectively "*Lender*")                   Burr Ridge, Illinois 60527

**Community Bank of Oak Park River Forest**  
1001 Lake Street  
Oak Park, Illinois 60301

**PARTIES IN INTEREST:**               **Wallingford Associates, Inc.**  
726 South Highland Street.  
Oak Park, Illinois 60304

1. That on or about December 1, 2008, and thereafter to date, one or more of the persons identified as "Owner" owned and/or had an interest in the following land legally described as follows:

SEE ATTACHED EXHIBIT "A"

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COMMON ADDRESS(ES): 801-821 West Madison Street, Oak Park, Illinois 60302

(collectively hereinafter "*Subject Premises*").

2. That on July 26, 2009, Claimant made and executed a contract with one or more of the above-defined Owner(s), who were the current or future owner(s) of the Subject Premises, to provide architectural services, consulting services and general consulting as a design professional for the building on the Subject Premises, for the contract sum of Fifty Thousand Dollars (\$50,000.00).

3. That the Claimant performed no extra work over and above the scope of the contract between Claimant and Owner.

4. That from June 26, 2009, through August 8, 2009, Claimant continuously provided said architectural services and consulting services and otherwise enhanced the value of the Subject Premises with the last day of work being August 8, 2009.

5. That from June 26, 2009, through the last day of work, August 8, 2009, Claimant performed architectural and other design professional work and services for a total amount of work performed and total amount of services provided of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00).

6. That on August 8, 2009, the Claimant ceased all work at the Subject Premises due to non-payment for work performed. From June 26, 2009, through August 8, 2009, Claimant performed all required work and services to be done by said contract and performed all services otherwise requested by said Owner(s), and any additional services specially requested by Owners, for a total work and enhancement to the Subject Premises, including extras in the amount of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00).

7. That to the best of Claimant's knowledge and belief, all of the aforesaid work was done with the knowledge and consent of the Owner(s) and the Lender.

8. That to the best of Claimant's knowledge, other than the Owner(s) and Lender, the only other party with an interest in the Subject Premises is the aforementioned Parties in Interest.

9. That this Contractor's Notice and Claim for Lien is made against the collective Owner, the collective Lender, the Parties in Interest and any and all persons or entities claiming a right, interest or title in, by through or under the Owner, the Lender and the Parties in Interest in or on the Subject Premises, including without limitation, any and all unknown owners and occupants and non-record claimants.

10. That of the total amount of work performed at the Subject Premises of \$50,000.00, Owners are entitled to credits of \$0.00 of work that was paid by Owner pursuant to the Contract.

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11. That there is now due and owing the claimant after allowing to the Owners all credits, deductions and set-offs, **FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)** which is still unpaid due and owing Claimant.

12. That the Claimant now claims a lien on the above-described Subject Premises and all improvements on it, against all persons interested and unknown owners and claimants, including without limitation the Owner(s), Lender and all Parties in Interest, for **FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)** plus interest and attorneys' fees pursuant to the contract between Claimant and Owners and pursuant to the Illinois Mechanics Lien Act, as amended.

13. That to the extent the Subject Premises was divided, subdivided or otherwise separated from the whole identified Subject Premises, Claimant hereby claims a lien on each divided section of the Subject Premises in a pro rata amount based upon a percentage of the amount claimed hereunder apportioned to each divided parcel with the square footage of the separated or divided parcel as the numerator and the total square footage of the total Subject Premises as the denominator.

*[signature page to follow]*

Property of Cook County Clerk's Office

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Dated this 24 day of August, 2009


John Conrad Schiess  
An Illinois licensed architect

BY: \_\_\_\_\_



The Affiant, JOHN C. SCHIESS, being duly sworn, on oath states that he or she is the President of the Claimant; that he or she has read this Contractor's/Architect's Notice and Claim for Lien and knows the contents thereof; and that all statements contained herein are true and accurate to the best of his or her knowledge.

\_\_\_\_\_  
Affiant



Signed and sworn to before me  
this 24 day of AUGUST, 2009.

Mary Schiess  
Notary Public



*This document was prepared by,  
And upon recording, mail to:*

Larry N. Woodard, Esq.  
ROBBINS, SALOMON & PATT, LTD.  
25 E. Washington St., 10<sup>th</sup> Floor  
Chicago, IL 60602

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## Exhibit "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

THE EAST 100.00 FEET OF LOT 1 IN BLOCK 1 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF OAK PARK AVENUE IN THE PARTITION BY THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION BY MURPHY, JARVIS AND OTHERS OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 1 (EXCEPT THE EAST 100.00 FEET THEREOF) IN BLOCK 1 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART/OF LOT 1 LYING WEST OF OAK PARK AVENUE IN THE PARTITION BY THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION BY MURPHY, JARVIS AND OTHERS OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 2 AND THE EAST 7.00 FEET OF LOT 3 IN BLOCK 1 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF OAK PARK AVENUE IN THE PARTITION BY THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION BY MURPHY, JARVIS AND OTHERS OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

LOT 3 (EXCEPT THE EAST 7.00 FEET THEREOF), LOTS 4 AND 5 IN BLOCK 1 IN OAK PARK AVENUE SUBDIVISION A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF OAK PARK AVENUE IN PARTITION BY THE CIRCUIT COURT OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION BY MURPHY AND OTHERS OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4), IN COOK COUNTY, ILLINOIS.

PIN(s) (undivided):                   16-18-108-002-0000  
   16-18-108-003-0000  
   16-18-108-027-0000  
   16-18-108-028-0000

COMMON ADDRESS(ES):               801-821 West Madison Street, Oak Park, Illinois 60302