"LUNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE of ILLINOIS COUNTY of COOK

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

Turo Electrical Construction, Inc., Claimant

VS

Prime LaSalle/Madison Partners, LLC; Progress Construction, Inc.; and all other(s) owning or claiming an interest in the hereinafter-described real property, Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$10,995.00

THE CLAIMANT, Turo Electrical Construction, Inc., 1000 Anita Avenue, Antioch, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Progress Construction, Inc., contractor, 11 South LaSalle Street, Suite 2120, Chicago, Illinois, and against Prime LaSalle/Madison Partners, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Prime LaSalle/Madison Partners, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of the m, was (were) the owner(s) of the following-described real property, to-wit:

See Legal Description on Page Three

Permanent Index Numbers:

17-16-204-001-0000

17-16-204-003-0000

Doc#: 0925154038 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Date: 09/08/2009 03:00 PM Pg: 1 of 3

Cook County Recorder of Deeds

Property Address:

11 South LaSalle Street, Chicago, Illinois

THAT, on December 31 2008, Claimant entered into a subcontract with the said Progress Construction, Inc., to provide labor and material to perform electrical construction for the afore-described real property of a value of and for the sum of \$47,500.00.

THAT, at the special instance and request of the said Progress Construction, Inc., Claimant provided additional labor and material to perform electrical construction for the afore-described real property of a value of and for the sum of \$1,495.00.

THAT, on July 2, 2009, Claimant substantially completed all required of Claimant by the said subcontract, including the provision of additional labor and material as aforesaid.

THAT Claimant has received \$38,000.00 pursuant to the said subcontract.

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THAT the said Progress Construction, Inc., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant, including the provision of additional labor and material as aforesaid, pursuant to the said Progress Construction, Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT Claimant herewith revokes waiver(s) of lien, if any, heretofore furnished by Claimant for the purpose of inducing payment.

THAT neither Process Construction, Inc., nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of \$10,995.00, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable conedies, Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the said owner(s), or its (their) agent(s), under the original -004 Coun contract.

STATE OF ILLINOIS)

SS

COUNTY OF LAKE)

THE AFFIANT, David .!. DiTuro, being first duly sworn, on oath

deposes and says that he is an agent of Claimant, that he has read the roregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

David J. DiTuro, Agent of Claimant

DiTuro, Agent of Claimant

Subscribed and sworn to before me this 2nd

day of

OFFICIAL SEAL" Pamela J. Dituro

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/14/2010/

Notary Public

Mail To:

Pamela DiTuro Turo Electrical Construction, Inc. 1000 Anita Avenue Antioch, Illinois 60002

Prepared By:

Stephen M. Goba Illinois Document Preparation Co. 600 South Ahrens Avenue Lombard, Illinois 60148

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Page Three

Legal Description

PARCEL 1: THE NORTH 90 FEET OF LOT 1 AND THAT PART OF THE NORTH 90 FEET OF LOT 2 IN SUBDIVISION (BY CHICAGO HYDRAULIC COMPANY) OF LOTS 1 AND 2 IN BLOCK 118 OF SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF A LINE EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID LOT 2 WHICH IS 15.24 FEET WEST FROM THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID LOT 2 WHICH IS 14.90 FEET WEST FROM THE SOUTHEAST CORNER THEREOF:

PARCEL 2: LOT 3 AND THAT PART OF LOT 2 IN SUBDIVISION (BY CHICAGO HYDRAULIC COMPANY OF LOTS 1 AND 2 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF A LINE EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID LOT 2 WHICH IS 15.24 FEET WEST FROM THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID LOT 2 WHICH IS 14.90 FEET WEST FROM THE SOUTHEAST CORNER THEREOF, EXCEPTING FROM THE AFOREMENTIONED PART OF LOT 2 THAT PORTION OF SAID PART LYING SOUTH OF THE NORTH 90 FIET OF LOT 2 AND FALLING WITHIN THE EAST 15 FEET OF LOT 2:

PARCEL 3: TOGETHER WITH LOT I (EXCEPT THE SOUTH 2 FEET THEREOF) IN MAJOR'S SUBDIVISION OF SUB-LOTS 4. 5. 6 AND 8 AND THE WEST 15 FEET OF LOT 9 (EXCEPTING THEREFROM THAT PART OF SAID LOTS 6 AND 8 TAKEN FOR LASALLE INSh.

Clarks
Office STREET) IN THE SUBDIVISION OF LOTS (1 AND 2 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALL IN COOK COUNTY, ILLINOIS.