

# UNOFFICIAL COPY



## CONSTRUCTION LIEN CLAIM

Doc#: 0925934054 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/16/2009 01:43 PM Pg: 1 of 5

TO THE CLERK, COUNTY OF: Cook County, IL

1. **Richard Jarmel, PE of Jarmel Kizel Architects and Engineers, Inc. of 42 Okner Parkway, Livingston, New Jersey** has on **August 7, 2009** claimed a construction lien against the below stated real property of **OS Lemont Development, LLC** in the amount of **\$6,014.83**, for the value of the work, services, material or equipment provided in accordance with a contract with **OS Lemont Development, LLC C/O Beacon Hill, Inc. 2617 Beacon Hill Drive, Auburn Hills, MI 48326** for the following work, services, materials or equipment:

- a. **Architectural and Engineering Services**
- b.
- c. (etc.)

2. The amount due for work, services, materials or equipment delivery provided by claimant in connection with the improvement of the real property, and upon which this lien claim is based, is as follows:

Total contract amount:	\$46,593.28
Amendments to contract:	\$89.24
Total contract amount and amendments to contract:	\$46,682.52
Less: Agreed upon credits:	\$
Contract amount paid to date:	\$40,667.69
Amendments to contract amount paid to date:	\$
TOTAL REDUCTIONS FROM CONTRACT AMOUNT AND AMENDMENTS TO CONTRACT:	\$
TOTAL LIEN CLAIM AMOUNT:	\$6,014.83

Notice of Unpaid Balance and Right to File Lien (if any) was previously filed with the County Clerk of County on \_\_\_\_\_ as No. \_\_\_\_\_ in Book \_\_\_\_\_ Page \_\_\_\_\_

3. This construction lien is claimed against the interest of **OS Lemont Development, LLC C/O Beacon Hill, Inc. 2617 Beacon Hill Drive, Auburn Hills, MI 48326** as:

Owner   X    
Lessee \_\_\_\_\_  
Other (describe): \_\_\_\_\_

in that certain tract or parcel of land and premises described as **Parcel #A Pin Numbers: 22-32-200-034; 22-29-309-011; 22-32-200-048; 22-32-200-018; 22-32-200-008; and 22-32-200-029** on the tax map of the **Village of Lemont County of Cook, State of Illinois**, for the improvement of which property the aforementioned work, services, materials or equipment was provided.

4. The work, services, materials or equipment was provided pursuant to the terms of a written contract (or, in the case of a supplier, a delivery or order slip signed by the owner, contractor, or subcontractor having a direct contractual relation with a contractor, or an authorized agent of any of them), dated **February 29, 2008**, between **Jarmel Kizel Architects and Engineers, Inc** and (name of other contracting party) of (address).
5. The date of the provision of the last work, services, material or equipment for which payment is claimed is **June 30, 2009**.

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## NOTICE TO OWNER OF REAL PROPERTY

Your real estate may be subject to sale to satisfy the amount asserted by this claim. However, your real estate cannot be sold until the facts and issues which form the basis of this claim are decided in a legal proceeding before a court of law. The lien claimant is required by law to commence suit to enforce this claim.

The claimant filing this lien claim shall forfeit all rights to enforce the lien and shall be required to discharge the lien of record, if the claimant fails to bring an action in the Superior Court, in the county in which the real property is situated, to establish the lien claim:

1. Within one year of the date of the last provision of work, services, material or equipment, payment for which the lien claim was filed; or
2. Within 30 days following receipt of written notice, by personal service or certified mail, return receipt requested from the owner requiring the claimant to commence an action to establish the lien claim.

You will be given proper notice of the proceeding and an opportunity to challenge this claim and set forth your position. If, after you (and/or your contractor or subcontractor) have had the opportunity to challenge this lien claim, the court of law enters a judgment against you and in favor of the claimant filing this lien claim, and thereafter you fail to pay that judgment, your real estate may then be sold to satisfy the judgment.

You may choose to avoid subjecting your real estate to sale by doing either of the following:

1. 1. You (or your contractor or subcontractor) can pay the claimant and obtain a discharge of lien claim from the claimant; or
2. 2. You (or your contractor or subcontractor) can cause the lien claim to be discharged by filing a surety bond or making a deposit of funds as provided for in section 31 of P.L.1993, c.318 (C.2A:44A-31).

If you (or your contractor or subcontractor) choose to pay the claimant under 1. above, you will lose your right to challenge this lien claim in a legal proceeding before a court of law.

If you (or your contractor or subcontractor) choose to discharge the lien claim by filing a surety bond or making a deposit of funds as provided in section 31 of P.L.1993, c.318 (C.2A:44A-31), you will retain your right to challenge this lien claim in a legal proceeding before a court of law.

## NOTICE TO SUBCONTRACTOR OR CONTRACTOR

This lien has been filed with the county clerk and served upon the owner of the real estate. This lien places the owner on notice that the real estate may be sold to satisfy this claim unless the owner pays the claimed sum to this claimant.

Signed \_\_\_\_\_

Richard Jarmel

For Jarmel Kizel Architects and Engineers, Inc.

Individual, Firm or Corporation

Date: August 7, 2009

CLAIMANT'S REPRESENTATION AND VERIFICATION

Claimant represents and verifies that: \_\_\_\_\_

1. The amount claimed herein is due and owing at the date of filing, pursuant to claimant's contract described in the construction lien claim.

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2. The work, services, material or equipment for which this lien claim is filed was provided exclusively in connection with the improvement of the real property which is the subject of this claim.
3. This claim has been filed within 90 days from the last date upon which the work, services, materials or equipment for which payment is claimed was provided.
4. The foregoing statements made by me are true, to the best of my knowledge. I am aware that if any of the foregoing statements made by me are false, this construction lien claim will be void and that I will be liable for damages to the owner or any other person injured as a consequence of the filing of this lien claim.

Name of Claimant: **Jarmel Kizel Architects and Engineers, Inc.**

Signed 

Type or Print Name and Title: **Richard Jarmel, PE - Principal**

Date: **August 7, 2009**

### ACKNOWLEDGEMENTS

STATE OF NEW JERSEY, COUNTY OF \_\_\_\_\_  
SS: \_\_\_\_\_

I CERTIFY that on \_\_\_\_\_ personally came before me

Who state to my satisfaction that this person (or if more than one, each person):

- a. Was the maker of the attached instrument; and
- b. Executed this instrument as his or her own act.

\_\_\_\_\_  
Peter LaMarca

STATE OF NEW JERSEY, COUNTY OF ESSEX  
SS: \_\_\_\_\_

I CERTIFY that on AUGUST 7, 2009 RICHARD JARME personally came before me

Who state to my satisfaction that this person (or if more than one, each person):

- c. Was the maker of the attached instrument; and
- d. Was authorized to and did execute this instrument as **Principal of Jarmel Kizel Architects and Engineers, Inc.** the entity named in this instrument

  
Peter LaMarca

RECORD AND RETURN TO:

**PETER D. LA MARCA**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Mar. 26, 2011

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**LEGAL DESCRIPTION****PARCEL 1: (22-32-200-034)**

THE WEST 165 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND, CONVEYED TO THE COUNTY OF COOK, A BODY POLITIC, BY DEED DATED OCTOBER 23, 2003 AND RECORDED DECEMBER 13, 2004 AS DOCUMENT NUMBER 0434839063:

THE SOUTH 5.13 METERS (17 FEET) OF THE NORTH 16.24 METERS (50 FEET) OF THE WEST 50.29 METERS (165 FEET) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2: (22-29-309-011)**

LOT 3 IN LEMONT HIGHLANDS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 372.5 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1899 AS DOCUMENT NUMBER 1513964, IN COOK COUNTY, ILLINOIS.

**PARCEL 3: (22-32-200-046)**

LOT 2 IN COMMUNITY BANK OF LEMONT SUBDIVISION OF LOT 1 IN THE PLAT OF CONSOLIDATION OF PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4: (22-32-200-018)**

THE SOUTH 123.72 FEET OF THE WEST 208.70 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5: (Part 22-32-200-008)**

PARCEL 1: THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**PARCEL 6: (Part 22-32-200-008)**  
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH,  
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 7: (22-32-200-029)**  
THE SOUTH 100 FEET OF THE WEST 225 FEET OF THE NORTH 1/2 OF THE NORTH  
1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1237, 1243 and 1251 State Street  
1217 State Street  
15494 127<sup>th</sup> Street  
15845 W. State Street,  
Lemont, IL

P.I.N.: 22-32-200-034  
22-29-808-011 ✓  
22-32-200-048 ✓  
22-32-200-018 ✓  
22-32-200-009 ✓  
22-32-200-029 ✓

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