

STATE OF ILLINOIS )

**UNOFFICIAL COPY**

COUNTY OF COOK )

SS.



Doc#: 0926155000 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/18/2009 09:20 AM Pg: 1 of 4

**SUBCONTRACTOR'S NOTICE  
AND CLAIM FOR LIEN**  
(Illinois)

The claimant, Andrzej Smiarowski  
d/b/a Smiarowski Construction, hereby  
files notice and claim for lien against:

For Recorder Use only

Utopian Properties, Inc.  
c/o Christopher Leclair, Registered Agent  
900 Kingbury, #909  
Chicago, Illinois 60610

Owner

Continental Wall Systems Group, Inc.  
c/o Ted W. Batycki, Registered Agent  
5528 W. Belmont Ave.  
Chicago, Illinois 60641

Contractor

New Century Bank  
363 West Ontario  
Chicago, Illinois 60610

Mortgagee

Joel Shanahan  
155 North Aberdeen, Unit 204 & P-16  
Chicago, IL 60607

Owner

Alliant Credit Union  
11545 West Touhy Avenue  
Chicago, Illinois 60666

Bank

Gabriel Garcia  
155 North Aberdeen, Unit 202 & P-21  
Chicago, IL 60607

Owner

and upon any person claiming an interest in the Real Estate, as hereinafter described, by, through and under the Owner and states:

That on May 18, 2009, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

See attached Exhibit "A" for Legal Description

Common Address(es) of premises: 155 North Aberdeen, Chicago, IL 60607

Permanent Real Estate Index Number(s): 17-08-429-009-0000; 17-08-429-010-0000;

17-08-429-011-0000; 17-08-429-012-0000; 17-08-429-013-0000; 17-08-429-014-0000;  
17-08-429-015-0000;

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That on May 18, 2009, Continental Wall Systems Group, Inc. was owner's contractor as agent of Owners, or alternatively with the knowledge and consent of owners, was a contractor for the improvement thereof.

That on May 18, 2009, said contractor made a subcontract with the claimant as agent of Owners, or alternatively with the knowledge and consent of owners, under which claimant agreed to provide complete installation of stucco on all exterior walls of subject property and materials for the contract sum and value of \$11,043.00.

The work under the contract was performed with the knowledge and consent Owners. Alternatively, Owners knowingly permitted contractor to enter in the Contract for the improvement of the subject real estate.

That at the special instance and request of said contractor the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$\_\_\_\_\_.

That on June 22, 2009, the lien claimant completed or substantially completed thereunder all required to be done by said contract and last performed work under said contract.

That said contractor is entitled to credits on account thereof in the sum of \$9,000.00. leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of Two Thousand Nine Hundred Forty Three and no cents (\$2,943.00), for which, with interest, the claimant claims a lien on said land and improvements and on the moneys or other considerations due or to become due from the owner under said contract against said contractor and owner.

In the event an apportionment or allocation of claimant's lien is required by law, claimant claims a lien on each residential condominium unit and commercial unit in the sum of the total amount of claimant's claims divided by the total number of units.

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 lien.

Smiarowski Construction

By:

Andrzej Smiarowski  
Andrzej Smiarowski

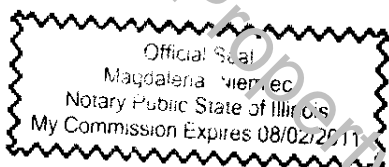
State of Illinois, County of Illinois ) ss.

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The affiant, Andrzej Smiarowski d/b/a Smiarowski Construction, being first duly sworn, on oath deposes and says that he has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Andrzej Smiarowski

Subscribed and sworn to before me this 14<sup>th</sup> day of September, 2009.



Magdalena Niemiec  
Notary Public

This instrument prepared by:  
Please mail to:

Richard S. Chelminski, P.C.  
5521 N. Cumberland, #1109  
Chicago, Illinois 60656

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## EXHIBIT A

PARCEL 1: UNITS 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 306, 307, Commercial /C, IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

### PARCEL 1A:

LOTS 1,2,3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.