

# UNOFFICIAL COPY

## SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



Doc#: 0929257100 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2009 12:39 PM Pg: 1 of 5

STATE OF ILLINOIS        }  
                                      } SS  
COUNTY OF COOK        }

IN THE OFFICE OF THE  
RECORDER OF DEEDS  
OF COOK COUNTY

COLONIAL BRICK COMPANY, INC.

**CLAIMANT**

**-VS-**

JB MILWAUKEE LLC, a/k/a: JB MILWAUKEE AVENUE, LLC  
HUBBARD-STATE LLC  
GEORGE WASHINGTON SAVINGS BANK  
FIVE STAR DEVELOPMENT & DESIGN, L.L.C.  
UNKNOWN OWNERS  
NON-RECORD CLAIMANTS  
**DEFENDANT**

The claimant, COLONIAL BRICK COMPANY, INC., An Illinois Corporation ("Claimant"), hereinafter referred to as ("Colonial Brick"), with an address of 2222 S. Halsted, Chicago, Illinois 60608, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against JB Milwaukee LLC, a/k/a: JB Milwaukee Avenue, LLC ("Owner") (as to an undivided 68% interest) c/o Eileen C. Lally, 111 W. Washington, Suite 1401, Chicago, Illinois 60602 and Hubbard-State LLC ("Owner") (as to an undivided 32% interest) c/o Rakesh Mehra, 925 E. Rand Road, Suite 208, Arlington Heights, Illinois 60004, and George Washington Savings Bank ("Lender") 14701 S. LaGrange Rd., Orland Park, Illinois 60462, and Five Star Development & Design, L.L.C. ("General Contractor") Attention: Mr. Jason Ding, 1925 N. Fairfield, Chicago, Illinois 60647, Unknown Owners, Non-record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

### Claimant states as follows:

1. On or about March 19, 2009, Owner(s) owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: 1739-45 N. Milwaukee Avenue, Chicago, Illinois 60647, and legally described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION (Attached)

PERMANENT REAL ESTATE INDEX NO(s): 14-31-322-019 and 13-31-322-020

# UNOFFICIAL COPY

2. That to the best of Claimants knowledge and belief Five Star Development & Design, L.L.C. ("Five Star") was Owner(s) Masonry Contractor for the improvements at the premises.

3. That "Five Star" entered into an oral Contract with "Colonial Brick" whereby Claimant agreed to furnish brick materials to "Five Star" in exchange for payment in the Original Contract amount of Twenty-Two Thousand, Three-Hundred and Thirty-One Dollars & 30/100, (\$22,331.30).

4. That the Contract was entered into between "Five Star" and Claimant with the full knowledge and consent of the Owner(s). Alternatively, the Owner(s) specifically authorized "Five Star" to enter into Contracts for, and in said improvement of the Real Estate. Alternatively the Owner(s) did knowingly permit "Five Star" to enter into Contracts, for and in said improvement of the Real Estate.

5. At the special instance and request of "Five Star" and with the full knowledge and express consent or acquiescence of Owner(s), Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$ .00. Claimant completed providing the additional materials and labor at various times.

6. That on July 13, 2009, Claimant completed and delivered substantially all work and materials required to be performed under the Contract.

7. That "Five Star" is entitled to credits for payments in the amount of \$12,187.10.

8. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "Five Star" the balance of Ten Thousand, One-Hundred and Forty-Four Dollars & 20/100, (\$10,144.20), for which with interest, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner(s) to Five Star Development & Design, L.L.C.

Dated: September 18, 2009

COLONIAL BRICK COMPANY, INC.

By: Phil Mumford Jr.  
Phil Mumford Jr., Vice President

# UNOFFICIAL COPY

## VERIFICATION

State of Illinois }  
 } SS.  
 County of Cook }

I, Phil Mumford, Jr. being first duly sworn on oath, depose and state that I am Vice President for Claimant, Colonial Brick Company, Inc., an Illinois corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.

*Phil Mumford Jr.*  
 Phil Mumford, Jr., Vice President

Subscribed and Sworn to  
 before me this 19<sup>th</sup> day  
 of September, 2009.

*Marianne Calle*  
 Notary Public



My Commission Expires: 5-1-11

**THIS INSTRUMENT WAS PREPARED BY AND  
 AFTER RECORDING SHOULD BE RETURNED TO:**

Mr. Phil Mumford Jr.  
 Colonial Brick Company, Inc.  
 2222 S. Halsted  
 Chicago, Illinois 60608

**UNOFFICIAL COPY**

EXHIBIT "A"

**Legal Description of the Real Property****Parcel 1:**

LOTS 10 AND 11 IN BLOCK 5 IN BRADWELL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF 17 ACRES IN THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ (NORTH AND EAST OF MILWAUKEE PLANK ROAD OR AVENUE) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Parcel 2:**

LOTS 8 AND 9 IN BLOCK 5 IN BRADWELL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF 17 ACRES IN THE NORTH ½ OF SOUTH ½ OF THE SOUTHWEST ¼ (NORTH AND EAST OF MILWAUKEE PLANK ROAD OR AVENUE) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-31-322-019-0000

14-31-322-020-0000

Commonly known as  
1739-45 n milwaukee Avenue  
Chicago IL 60647

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## SERVICE LIST

JB Milwaukee LLC  
a/k/a: JB Milwaukee Avenue, LLC  
c/o Eileen C. Lally  
111 W. Washington  
Suite 1401  
Chicago, Illinois 60602  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Hubbard-State LLC  
c/o Rakesh Mehra  
925 E. Rand Road  
Suite 208  
Arlington Heights, Illinois 60004  
CERTIFIED MAIL, RETURN RECEIPT, R/D

George Washington Savings Bank  
Attention: Patty Weber  
14701 S. LaGrange Rd.  
Orland Park, Illinois 60462  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Five Star Development & Design, L.L.C.  
Attention: Jason Ding  
1925 N. Fairfield  
Chicago, Illinois 60647  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Property of Cook County Clerk's Office