UNOFFICIAL COPY

SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS }
SS
COUNTY OF COOK }

Doc#: 0935747038 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/23/2009 09:40 AM Pg: 1 of 4

IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY

SOUTHFIELD CORPORATION, d/b/a: ILLINOIS BRICK COMPANY CLAIMAN'S

-VS-

EMERALD HOMES II, L.L.C.
CATHAY BANK
SEE Y. WONG
PETER F. SIU
PREMIER CONTRACTING GROUP, INC.
BASIC BROTHERS INC.
UNKNOWN OWNERS
NON-RECORD CLAIMANTS
DEFENDANT(s)

The claimant, SOUTHFIELD CORPORATION. d/b/a: ILLINOIS BRICK COMPANY, an Illinois Corporation ("Claimant"), hereinafter referred to as ("Illinois Brick"), with an address of 821 Seegers Rd., Des Plaines, Illinois 60016, 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 Emerald Homes II, L.L.C. ("Owner") c/o Peter F. Siu, 209 W. Cermak Rd., 2nd Floor, Chicago, Illinois 60616, and Cathay Bank ("Lender") 222 W. Cermak Rd., Chicago, Illinois 60616, and See Y. Wong, of 2 S 381 Chaucer Ct., Glen Ellyn, Illinois 60137, and Peter F. Siu, of 209 W. Cermak, 2nd Floor, Chicago, Illinois 60616, {hereinafter collectively referred to as "Guarantor(s)"}, and Premier Contracting Group, Inc. ("General Contractor") c/o Ward Seifrid, 810 Harper Drive, Algonquin, Illinois 60102, and Basic Brothers Inc. ("Subcontractor") 6120 S. Sayre Avenue, Chicago, Illinois 60638, 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 26, 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: 2318 S. Canal, Chicago, Illinois 60616, and legally described as follows:

PARCEL 1: LOT 12 IN BLOCK 7 IN SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLNOIS.

PARCEL 2: LOT 4 IN BLOCK 7 IN HANSELL ELCOCK COMPANY'S RESUBDIVISION OF SUNDRY LOTS BLOCKS 7 & 8 (ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1913) AS DOCUMENT 5331082 IN SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO(s): 17-28-107-005 and 17-28-107-006

UNOFFICIAL COPY

- 2. That to the best of Claimants knowledge and belief Premier Contracting Group, Inc. ("Premier") was Owner's General Contractor for the improvements at the Real Estate.
- 3. That to the best of Claimants knowledge and belief, "Premier" entered into a Contract with Basic Brothers Inc., ("Basic") for certain improvements at the Real Estate.
- 4. That 'Basic' did in turn enter into an oral Contract with "Illinois Brick" whereby Claimant agreed to furnish brick and masonry material to "Basic" in exchange for payment in the Original Contract amount of Twenty-Three Thousand, Six-Hundred and Sixty-Seven Dollars & 12/100, (\$23,667.12).
- 5. That the Contracts were entered into between "Premier", "Basic" and Lien Claimant with the express knowledge and consent of ine Owner. Alternatively, the Owner specifically authorized the Contracts between "Premier", "Basic" and Lien Claimant. Alternatively, the Owner knowingly permitted the Contracts between "Premier", "Basic" and Claimant, for and in said improvement of the Real Estate.
- 6. At the special instance and request of "Basic", and with the full knowledge and express consent or acquiescence of the Owner, 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.
- 7. That on October 1, 2009, Claimant completed and delivered substantially all work and materials required to be performed under the Contract.
 - 8. That "Basic" is entitled to credits for payments in the amount of \$6,347.94.
- 9. That as of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for adjustments and payments by "Basic" the balance of Seventeen Thousand, Three-Hundred and Nineteen Dollars & 18/100, (\$17,319.18), for which with interest at the statutory rate of 10% per annum, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to recome due from the Owner to Premier Contracting Group, Inc. and, or Basic Brothers Inc.

Dated: November 30th, 2009

SOUTHFIELD CORPORATION

d/b/an Illinois Brick Company

Bv:

Renata Drozdz, Credit Mahager

0935747038 Page: 3 of 4

UNOFFICIAL COPY

VERIFICATION

State of Illinois	}	
	}	SS
County of Cook	}	

I, Renata Droz iz being first duly sworn on oath, depose and state that I am Credit Manager for Claimant, Southfield Corporation, d/b/a: Illinois Brick Company, 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.

County Clark's Office

Subscribed and Sworn to before me this 30th day of November 2009.

Not COPFICIAL SEAL

My Commission Expires: 03-13-10

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

Ms. Renata Drozdz Illinois Brick Company 821 Seegers Rd. Des Plaines, Illinois 60016

UNOFFICIAL COPY

SERVICE LIST

Emerald Homes II, L.L.C. c/o Peter F. Siu 209 W. Cermak Rd. 2nd Floor Chicago, Illinois 60615 CERTIFIED MAIL, RETURN RECEIPT, R/D

Cathay Bank Commercial Mortgage Lending-Any Agent 222 W. Cermak Rd. Chicago, Illinois 60616 CERTIFIED MAIL, RETURN RECEIPT, R/T

See Y. Wong 2 S. 381 Chaucer Ct. Glen Ellyn, Illinois 60137 CERTIFIED MAIL, RETURN RECEIPT, R/D

OOT COUNTY CONTS OFFICE Peter F. Siu 209 W. Cermak 2nd Floor Chicago, Illinois 60616 CERTIFIED MAIL, RETURN RECEIPT, R/D

Premier Contracting Group, Inc. c/o Ward Seifrid 810 Harper Drive Algonquin, Illinois 60102 CERTIFIED MAIL, RETURN RECEIPT, R/D

Basic Brothers Inc. Attention: Anthony Dore 6120 S. Sayre Avenue Chicago, Illinois 60638 CERTIFIED MAIL, RETURN RECEIPT, R/D