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1005403059

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc#: 1005403059 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/23/2010 03:59 PM Pg: 1 of 2

CONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Peter Paraskevoulakos d/b/a P & P Building Contractors, of 1170 Hilary Lane, Highland Park, Illinois ("Contractor"), hereby files a claim for Mechanics Lien against Snejana Galtcheva and the 2835 West Wellington Condominium Association and all other persons or entities having or claiming an interest in the below described real estate, and in support thereof states as follows:

1. On or about November 25, 2009, Snejana Galtcheva owned the following described condominium in the County of Cook, State of Illinois, to wit:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2835 NORTH WELLINGTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 06242231001, IN LOT 264 IN GIVEN'S AND GILBERT SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD) OF SECITON 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 2835 West Wellington Ave., Unit 2, Chicago, Illinois, which real estate has the following permanent index number: 13-25-125-008-1002 and which is hereinafter together with all improvements referred to as the "Premises."

2. On or about November 25, 2009, Contractor entered into an oral agreement with the 2835 West Wellington Condominium Association to remove roof shingles and install new plywood and roof shingles, repair gutters, construct and install new porch, construct new exterior stairway, repair siding, remove and repair concrete sidewalk and stairs including foundation, repair frozen pipes in basement, repair and install drains and drain tile, repair foundation seeping, repair and install hot and cold water lines to each Unit 1 and 2, repair gas line for common area laundry, electrical repairs to hallway, stairway, basement and laundry areas.

3. On January 29, 2010, Claimant substantially completed thereunder all required to be done by said contract.

4. On information and belief, the labor, materials, supplies, equipment and services

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for said work and in the improvement of the aforementioned premises performed and supplied by Claimant was done with the knowledge and consent the 2835 Condominium Association and the two unit owners therein, each of which own an undivided 50% interest of the common areas pursuant to the provisions of the 2835 West Wellington Condominium Declaration.

5. After prorating the principal sum of \$44,390.00 owed for Contractor's work by fifty percent (50%) pursuant to the percentage interest of common area attributable to Unit 2 under the provisions of the 2835 West Wellington Condominium Declaration, Claimant claims a lien on the Premises and improvements in the sum of \$22,195.00

6. To the extent permitted by law, all waivers of lien heretofore given by Lien Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Lien Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

Peter Paraskevoulakos d/b/a P & P Building Contractors

By: Peter Paraskevoulakos
Peter Paraskevoulakos

STATE OF ILLINOIS)
) SS.
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The Affiant, Peter Paraskevoulakos, being first duly sworn, on oath deposes and says that he that he has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true.

Peter Paraskevoulakos
Peter Paraskevoulakos d/b/a P & P Building Contractors

Subscribed to and sworn before me
This 23rd day of February, 2010.

Sandra A. Recendez
Notary Public

