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SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

Doc#: 1005618118 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2010 04:38 PM Pg: 1 of 4

STATE OF ILLINOIS)
COUNTY OF COOK)

The Claimant, CHICAGO BLOCK & BRICK COMPANY, INC. of Chicago, County of Cook, State of Illinois, hereby files a Notice and Claim for Lien against JB MILWAUKEE AVENUE, LLC a/k/a JB MILWAUKEE LLC, an Illinois limited liability company, Owner as to an undivided 68% interest, of Chicago, County of Cook, State of Illinois, Park Ridge, HUBBARD-STATE LLC, an Illinois limited liability company, Owner as to an undivided 32% interest, of Chicago, County of Cook, State of Illinois, FIVE STAR DEVELOPMENT & DESIGN, L.L.C., an Illinois limited liability company, General Contractor, of Chicago, County of Cook, State of Illinois, GEORGE WASHINGTON SAVINGS BANK, Mortgage Holder, of Orland Park, County of Cook, State of Illinois, and states:

That on or before September 22, 2009, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL 1: LOTS 10 AND 11 IN BLOCK 5 IN BRADWELL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF 17 ACRES IN THE NORTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ (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 $\frac{1}{2}$ OF SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ (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.

P.I.N. #: 14-31-322-019-0000 and 14-31-322-020-0000

a/k/a: 1739-43 North Milwaukee Avenue, Chicago, Illinois 60647; (hereinafter referred to as "the premises")

The Owner continues to own the premises.

On or before September 22, 2009, the Owners, JB MILWAUKEE AVENUE, LLC a/k/a JB MILWAUKEE LLC and/or HUBBARD-STATE LLC, or one their agents, entered into a contract with FIVE STAR DEVELOPMENT & DESIGN, L.L.C., to provide general contracting services for historical renovations on an existing residential/commercial building upon the Premises.

THIS INSTRUMENT WAS PREPARED BY:
Loftus & Loftus, Ltd.
Attorney for Plaintiff
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800

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On or before September 22, 2009, FIVE STAR DEVELOPMENT & DESIGN, L.L.C., entered into a contract with CHICAGO BLOCK & BRICK COMPANY, INC. to furnish masonry materials for historical renovations on existing residential/commercial building upon the Premises, and on November 17, 2009, Claimant completed all required by the contract.

That upon completion of said contract, FIVE STAR DEVELOPMENT & DESIGN, L.L.C. became indebted to the Claimant for the contract amount of \$41,486.64 plus extras in the amount of \$0.00 for a total contract price of \$41,486.64.

That FIVE STAR DEVELOPMENT & DESIGN, L.L.C. is entitled to credits on account thereof as follows, to wit: \$0.00. Leaving due unpaid and owing to the Claimant, after completion of the contract, after allowing all credits, the balance of FORTY ONE THOUSAND FOUR HUNDRED EIGHTY SIX DOLLARS AND 64/100THS (\$41,486.64) for which, with interest, the Claimant claims a lien on said Premises and improvements and on the monies or other considerations due or to become due from the Owner under said contract against FIVE STAR DEVELOPMENT & DESIGN, L.L.C.

CHICAGO BLOCK & BRICK COMPANY, INC.

BY: 

One of Its Attorney's

THIS INSTRUMENT WAS PREPARED BY:
Loftus & Loftus, Ltd.
Attorney for Plaintiff
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800

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STATE OF ILLINOIS)
COUNTY OF COOK)

The Affiant, **Richard E. Rafanelli**, being first duly sworn on oath, deposes and states that he is the President for **CHICAGO BLOCK & BRICK COMPANY, INC.**, that he has read the foregoing claim for lien for the property located at **(FIVE STAR DEVELOPMENT & DESIGN, LLC, 1739-1745 N. Milwaukee, Chicago, IL)** and knows that the contents thereof; and that all statements therein contained are true.



Richard E. Rafanelli, President

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 12th day
of February, 2010





NOTARY PUBLIC

Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY:
Loftus & Loftus, Ltd.
Attorney for Plaintiff
646 Busse Highway
Park Ridge, IL 60068
(847) 312-3800

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SERVICE LIST

FIVE STAR DEVELOPMENT & DESIGN, L.L.C.
Attn: Eileen C. Lally, Registered Agent
111 W. Washington, Suite 1401
Chicago, IL 60602

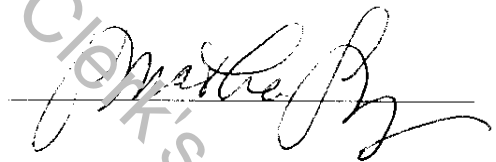
JB MILWAUKEE AVENUE, LLC a/k/a JB MILWAUKEE LLC
Attn: Eileen C. Lally, Registered Agent
111 W. Washington, Suite 1401
Chicago, IL 60602

HUBBARD-STATE LLC
Attn: Rakesh Mehra, Registered Agent
925 E. Rand Road, #208
Arlington Heights, IL 60004

GEORGE WASHINGTON SAVINGS BANK
Attn: LB, Commercial Loan Administrator, or any agent
14701 S. LaGrange
Orland Park, IL 60462

PROOF OF SERVICE

I, Smartha Singh being first duly sworn, deposes and says that I served this Notice upon the above mentioned parties and those on the attached service list by placing copies of the same in an envelope addressed to each party, *Certified Mail Return Receipt Requested, Restricted Delivery*, with prepaid postage, and depositing the same in the U.S. Mail at Park Ridge, Illinois, 60068, before the hour of 5:00 p.m. on **February 17, 2010.**



SUBSCRIBED AND SWORN

to before me this 17th day of February, 2010.

Catherine M. Micinski
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
Loftus & Loftus, Ltd.
Attorney for Plaintiff
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800