



Doc#: 1023239066 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/20/2010 02:39 PM Pg: 1 of 4

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

The Claimant, JF Carpentry Services, Inc., an Illinois corporation, which has an office at 1711 Norman Blvd., Park Ridge, IL 60068 ("Claimant"), hereby files its Subcontractor's Claim for Mechanic's 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., whose Illinois registered agent's address is 209 West Cermak Road, 2<sup>nd</sup> Floor, Chicago, IL 60616 ("Owner"); Premier Contracting Group, Inc., whose Illinois registered agent's address is 810 Harper Drive, Algonquin, IL 60102 ("Contractor"); Cathay Bank, which is located at 222 West Cermak Road, Chicago, IL 60616 ("Lender"); Reliable & Associates Construction Company, whose Illinois registered agent's address is 235 North Ogden Avenue, Chicago, IL 60607 ("Subcontractor"); 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. At all times relevant hereto and continuing to the present, Owners owned the following described land in the County of Cook, State of Illinois, to wit:

[PLEASE SEE ATTACHED RIDER FOR LEGAL DESCRIPTION]

Which property is commonly known as Canal Crossing, located at 2318 S. Canal, Chicago, IL 60616. The Property Index Number is: 17-28-107-006-0000.

2. On information and belief, on or before December 14, 2009, said Owners contracted with Contractor for certain improvements to said Real Estate.

3. On or before March 26, 2010, Contractor, Premier Contracting Group, Inc. entered into a written contract with the Claimant, JF Carpentry Services, Inc., to provide all necessary labor, material, equipment, handling, supervision, and other related or incidental items as necessary for the provision of framing, insulation, drywall, and

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associated carpentry labor and material on the Real Estate in exchange for payment within 30 days of performing the work.

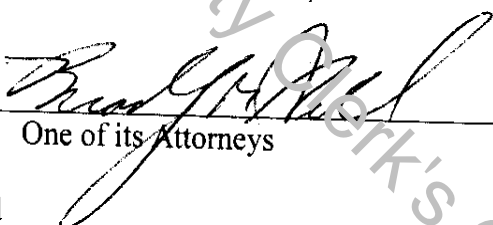
4. The contract was entered into by Contractor and the work was performed by Claimant with the knowledge and consent of Owners. Alternatively, the Owners specifically authorized Contractor and/or its agents to enter into contracts for improvement of the Real Estate. Alternatively, the Owners knowingly permitted Contractor and/or its agents to enter into contracts for the improvement of the Real Estate.

5. On or about April 23, 2010, the Claimant substantially completed all work required to be performed under its contract, which entailed the completion of said work, for which the amount of ONE HUNDRED THREE THOUSAND, EIGHT HUNDRED AND TWO DOLLARS (\$103,802.00) remains unpaid.

6. As of this date, there is due ONE HUNDRED THREE THOUSAND, EIGHT HUNDRED AND TWO DOLLARS (\$103,802.00), unpaid and owing to the Claimant, after allowing all credits, the sum of, which principal amount bears interest at the statutory rate. Claimant claims a mechanic's lien on said Real Estate and improvements and on the monies or other consideration due or to become due from the Owner under said contract against Contractor, and other claiming an interest in said property.

Dated: August 20, 2010

JF CARPENTRY SERVICES, INC.

By:   
One of its Attorneys

This document was prepared by and after recording should be mailed to:

Carl E. Metz, II  
Bradley M. Arnold  
FALK METZ LLC  
Two First National Plaza  
20 South Clark Street, Suite 1900  
Chicago, IL 60603  
Phone: (312) 922-5800  
Fax: (312) 922-3990

The original will be forthcoming in the mail.

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## RIDER

### Legal Description:

PARCEL 1: UNITS 307, 311, 407, 411, 501, 506, 508, 509, 510, 601, 606, 609, AND 610 IN THE CANAL CROSSING RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF 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 5331087 AND 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, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 101483458 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND GRANTED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR CANAL CROSSING RESIDENTIAL CONDOMINIUM AND CANAL CROSSING COMMERCIAL CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014722060.

Office of Cook County Clerk's Office

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VERIFICATION

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

Jose Flores being first duly sworn on oath, deposes and states that he is authorized to make this Verification, that he has read the foregoing Subcontractor's Claim for Mechanic's Lien thereto, knows the contents thereof, and that they are true and correct to the best of his knowledge, information and belief.

Mr. Jose Flores, President

SUBSCRIBED and SWORN to  
Before me this 22 day of  
August, 2010

Notary Public



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