

# UNOFFICIAL COPY



Prepared by, recording requested by  
and return to:

Forge Builders, llc  
4001 N Ravenswood Ave Suite 109  
Chicago, IL 60613

Doc#: 1023945080 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2010 02:19 PM Pg: 1 of 3

Above Space for Recorder's Use Only

## GENERAL CONTRACTOR'S MECHANIC'S LIEN – NOTICE AND CLAIM

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

The undersigned Claimant, Forge Builders, llc 4001 N Ravenswood Ave, Suite 109 Chicago, IL 60613, County of Cook (the "Claimant"), hereby claims a mechanic's lien pursuant to the Mechanics Lien Act of the State of Illinois against Kelly & Paul Secman regarding the property commonly known as 1933 N Orchard St. Chicago, IL 60614, County of Cook (the "Owner(s)"), and states as follows:

1. Owner(s) now holds title to that certain real property in the County of Cook, State of Illinois (the "Property"), to wit:

### LEGAL DESCRIPTION:

LOT 19 IN SHERMANS SUBDIVISION OF LOT 4 AND THE NORTH 1/2 OF LOTS 5 IN BLOCK 2 OF SHEFFIELDS ADDITION TO CHICAGO<sup>IN</sup> SECTION 33 RUNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

*The Property is commonly known as 1933 N Orchard St., Chicago IL 60614, County of Cook, Permanent Real Estate Index Number 14-33-302-017-0000.*

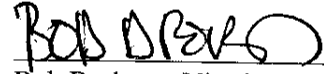
2. On or about January 17, 2010, Claimant and Owner(s) entered into that certain agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for a Time and Material Contract valued to date at the sum of Two Hundred Twenty Two Thousand One Hundred Eighty Eight Dollars and Six Cents (\$222,188.06) (the "Contract Sum").
3. On or about July 12, 2010, Claimant completed portions of the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property at time of invoice.

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4. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and materials to date was furnished, delivered and performed, and the work contemplated under the Contract for which portions have been completed, on or about July 12, 2010.
5. There is now justly due and owing the Claimant after allowing to the Owner(s) all credits, deductions and offsets, the sum of Thirty Three Thousand Eight Hundred Thirty Six Dollars and Seventy Five Cents (\$33,836.75) plus interest at the rate specified in the Illinois Mechanic Lien Act.
6. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner(s) and all persons interested therein for Thirty Three Thousand Eight Hundred Thirty Six Dollars and Seventy Five Cents (\$33,836.75) plus interest at the rate specified in the Illinois Mechanics Lien Act, as well court costs and attorney fees.

FORGE Builders, llc

By:

  
 \_\_\_\_\_  
 Bob Brobson, Vice President

STATE OF ILLINOIS )


COUNTY OF COOK )

) SS.

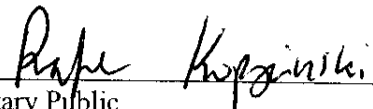
## CERTIFICATION

The Affiant, Bob Brobson, being first duly sworn, on oath deposes and says he is one of the principals of Forge Builders, llc., an Illinois Corporation ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant's knowledge.

By:

  
 \_\_\_\_\_  
 Bob Brobson, Vice President

Subscribed and Sworn to Before me this 26th day of August, 2010.

  
 \_\_\_\_\_  
 Notary Public

[SEAL]





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Cook County Assessor's Office  
James M. Houlihan

1933 N Orchard St

PIN 14-33-302-017-0000

Property Appeals Exemptions Certificate Of Error

### Property Details



[VIEW LARGER IMAGE](#)

#### City

Chicago

#### Township

North Chicago

#### NBHD.

12

#### Taxcode

74001

#### Class

2-78

### Assessed Valuation

	2009 Assessor Certified Assessment	2008 Board of Review Certified
Land Assessed Value	24,507	19,685
Building Assessed Value	178,317	229,968
Total Assessed Value	202,924	249,653

### Property Characteristics

Estimated 2009 Market Value	2,029,240
Estimated 2008 Market Value	1,560,331
Description	Two or More Story Residence, Up to 62 Years, 2,001 to 3,800 Sq. Ft
Residence Type	Two Story
Use	Single Family
Apartments	None
Exterior Construction	Masonry
Full Baths	2
Half Baths	0
Basement <sup>1</sup>	Partial and Rec Room
Attic	Full and Unfinished
Central Air	No
Number of Fireplaces	2
Garage Size/Type <sup>2</sup>	2 car detached
Age:	17
Land Square Footage	3,281
Building Square Footage	2,972
Assessment Pass	Assessor Certified

<sup>1</sup> Excluded from building square footage, except apartment

<sup>2</sup> Excluded from building square footage