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NOTICE AND CLAIM FOR GENERAL CONTRACTORS MECHANICS LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The Claimant, CONSTRUCTION BY DESIGN, LLC, an Illinois limited liability company of Skokie, Cook County, Illinois, hereby files notice and claim for lien against PARK REALTY, LLC, an Illinois limited liability company, owner, and AFM CHICAGO VENTURES, LLC, an Illinois limited liability company, and WON H. JANG, tenant Glenview, Cook County, Illinois, and states:



Doc#: 1024516073 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/02/2010 03:12 PM Pg: 1 of 3

That on January 18, 2010, owners owned the land described in Exhibit A hereto in the County of Cook, State of Illinois

PIN # 04-29-300-086-0000

ADDRESS OF PREMISES: 1615 N. Milwaukee Ave., Glenview IL.

CONSTRUCTION BY DESIGN, LLC, an Illinois limited liability company was the general contractor for the improvement thereof.

AFM CHICAGO VENTURES, LLC, an Illinois limited liability company, and WON H. JANG, were the tenants for said improvement pursuant to a lease with owner, PARK REALTY, LLC., an Illinois limited liability company.

On or about January 18, 2010, said claimant, by its principal and member, Raffi Arzoumanian entered into an oral agreement with tenants, AFM CHICAGO VENTURES, LLC, an Illinois limited liability company, and its principal and member, WON H. JANG and WON H. JANG, individually, whereby said claimant agreed to furnish labor and materials for the improvements to the commercial premises as aforesaid at a base cost not to exceed \$190,000.00. Said agreement was entered into with the authorization of said owner, PARK REALTY, LLC, an Illinois limited liability company, who knowingly permitted said tenant to enter into said oral agreement.

Thereafter, the claimant began to furnish labor and materials and on April 28, 2010 completed all work required to be performed pursuant to said oral agreement at a value of \$171,364.80.

The claimant performed extra work, at the specific direction of said tenant and owner, not

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ALTA / ACSM LAND TITLE SURVEY

OF
 THAT PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTHERLY ON THE WEST LINE OF LOT 7 FOR A DISTANCE OF 304.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 12 DEGREES 48 MINUTES TO THE LEFT WITH THE PRECEDING LINE EXTENDED FOR A DISTANCE OF 149.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE SAID CURVE BEING TO THE RIGHT AND HAVING A RADIUS OF 5604.83 FEET, A DISTANCE OF 410.75 FEET CHORD MEASURE THENCE WESTERLY ALONG A LINE MAKING AN ANGLE WITH THE LAST DESCRIBED CHORD OF 82 DEGREES 05 MINUTES 20 SECONDS (AS MEASURED FROM NORTH TO WEST) A DISTANCE OF 306.45 FEET TO A LINE 50.00 FEET RIGHT ANGLE MEASURE EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF MILWAUKEE AVENUE A DISTANCE OF 300.00 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE EASTERLY ALONG SAID NORTH LINE 376.28 FEET TO A CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF LOT 7, 322.70 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: OF THAT PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY WEST CORNER OF LOT 7, THENCE SOUTHERLY ON THE WEST LINE OF LOT 7 FOR A DISTANCE OF 304.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 12 DEGREES TO THE LEFT WITH PRECEDING LINE, EXTENDED FOR A DISTANCE OF 149.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE SAID BEING TO THE RIGHT AND HAVING RADIUS OF 5604.83 FEET FOR A DISTANCE OF 181.85 FEET MORE OR LESS CHORD MEASURE TO THE SOUTH LINE OF LOT 6, (BEING A NORTH LINE OF LOT 7) EXTENDED EAST; THENCE WEST ALONG THE SAID EXTENSION OF THE NORTH LINE OF LOT 7, 69.80 FEET MORE OR LESS, TO A CORNER, OF LOT 7, THENCE NORTH ALONG A WEST LINE OF LOT 7 A DISTANCE OF 322.70 FEET, TO THE POINT OF BEGINNING.

KNOWN AS: 1615 N. MILWAUKEE AVENUE, GLENVIEW, ILLINOIS.

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included within the scope of the original contract, at a value of \$18,836.62 and on May 12, 2010, claimant completed all work required to be performed pursuant to said extras

The total of contract work and extra work, including labor, materials, general conditions and overhead and profit furnished by said claimant for said improvement is \$190,201.42.

That said owner and tenant are entitled to credits on account thereof as follows, to wit: \$152,272.97, leaving due, unpaid, and owing to the claimant, after allowing all credits, the sum of \$37,928.45 for which, with interest and attorneys fees, the claimant claims a lien against said owner and said tenant on said land and improvements.

DATED at Chicago, Illinois, this August 30, 2010.

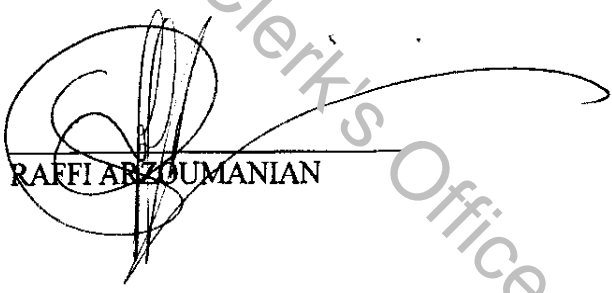
SIGNED CONSTRUCTION BY DESIGN
CLAIMANT


By 
RAFFI ARZOUMANIAN
CONSTRUCTION BY DESIGN, LLC,
an Illinois limited liability company

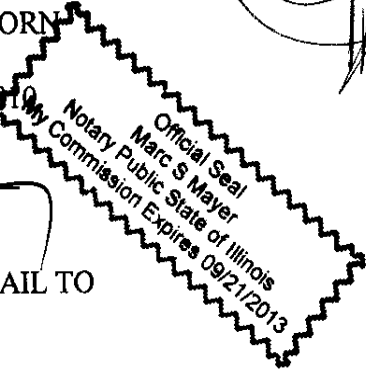
STATE OF ILLINOIS)
) SS.
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The affiant, being first duly sworn on oath, deposes and says that he is the principal and member of CONSTRUCTION BY DESIGN, LLC, an Illinois limited liability company, the Claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that the statements therein contained are true.

SIGNED this August 30, 2010


RAFFI ARZOUMANIAN

SUBSCRIBED AND SWORN
to before me this
30 day of August, 2010

NOTARY PUBLIC



PREPARED BY AND MAIL TO
MARC S. MAYER
MAYER AND MARSH
123 W. MADISON 700
CHICAGO, IL 60602