

# UNOFFICIAL COPY



STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

Doc#: 1028134091 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/08/2010 03:20 PM Pg: 1 of 4

**ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN OF  
ARCHITECT PAPPAGEORGE HAYMES, LTD.**

The Lien Claimant, Pappageorge Haymes, Ltd. ("Claimant"), an Illinois corporation with an office located at 640 North LaSalle Street, Chicago, County of Cook, State of Illinois, hereby files claims for Mechanics Liens on the Real Estate (as hereinafter described) and against the interests of: LA Commercial, L.L.C., a Colorado limited liability company, owner of real estate commonly known as 506 West Diversey, Chicago, Illinois (P.I.N.: 14-28-123-013-0000); the Fung Family L.L.C., an Arizona limited liability company, owner of real estate commonly known as 508-512 West Diversey Parkway, Chicago, Illinois (P.I.N.s: 14-28-123-012-000 and 14-28-123-011-0000); Vincent Fung, Trustee under the Vincent Fung Trust dated June 30, 1993, owner of real estate commonly known as 514 West Diversey Parkway, Chicago, Illinois (P.I.N.: 14-28-123-010-0000); and the Zivko Jankovic Trust, owner of real estate commonly known as 516-524 W. Diversey Parkway, Chicago, Illinois (P.I.N.: 14-28-123-009-0000) (collectively, the "Real Estate") (collectively, "Owners"), and against the interest of any person(s) claiming an interest in the Real Estate (as more fully described below), by, through or under Owners:

Claimant states:

1. Since prior to March 3, 2010, Owners were record owners of interest(s) as fee simple owners and, possibly otherwise, in the Real Estate commonly known as 506-524 West Diversey Parkway, Chicago, Illinois and legally described as follows:

LOTS 8, 9 AND 10 AND THE EAST 47.00 FEET OF LOT 11 IN BLOCK 2 IN LEMOYNE'S SUBDIVISION OF THE SOUTH 16 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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(COMMONLY KNOWN AS: 506-524 WEST DIVERSEY PARKWAY, CHICAGO, ILLINOIS; P.I.N.: 14-28-123-009-0000, 14-28-123-010-0000; 14-28-123-011-0000; 14-28-123-012-0000; and 14-28-123-013-0000)

2. Since prior to March 3, 2010, Mark Kozlowski, a resident of Chicago, Illinois, acting on behalf of a purported entity "G. Corp Development" ("Developer"), had been in negotiations and entered into contracts with the Owners to purchase the Real Estate or otherwise take an ownership interest in the Real Estate, and Owners had been informed by the Developer of Developer's plans to improve the Real Estate, including the demolition of the existing structures thereon and construction of two residential condominium buildings on the Real Estate.

3. On March 3, 2010, Claimant contracted with Developer to provide architectural services for the design and construction of two residential condominium buildings on the aforementioned Real Estate ("Claimant's Work") for the total sum of \$332,000 plus reimbursable expenses (the "Contract").

4. The Contract was entered into by Developer with the knowledge and consent of Owners. Alternatively, Owners permitted Developer to contract for architectural services.

5. That the Claimant furnished architectural design services for the improvement of the Real Estate pursuant to said Contract in the amount of \$39,956.60, plus \$171.38 in reimbursable expense, so that the final adjusted Contract Price is \$40,127.98.

6. That on June 9, 2010, the Claimant performed the last of Claimant's Work for which this mechanics lien is claimed, and was unable to perform additional Work due to Developer's failure to pay Claimant's invoices as they became due and failure to communicate with Claimant regarding Claimant's Work and invoices.

7. As of the date hereof, Claimant has been paid \$10,000 for Claimant's Work, and after allowing all credits and exclusive of Contractual interest, there is presently due and owing to Claimant, the principal sum of Thirty Thousand One Hundred Twenty-Seven and 98/100 Dollars (\$30,127.98) ("Total Amount Owing").

8. Claimant claims a mechanics lien against the Real Estate in the principal amount of **Twenty-Nine Thousand Nine Hundred Fifty-Six and 60/100 Dollars (\$29,956.60)** ("Lienable Principal Amount") plus Mechanics Lien Act interest on amounts due from time to time.

9. Claimant hereby revokes any waiver of rights given in advance of payment for which Claimant did not receive payment.

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10. Claimant reserves all of Claimant's rights to the Total Amount Owning.

Dated: October 8, 2010

PAPPAGEORGE HAYMES, LTD.

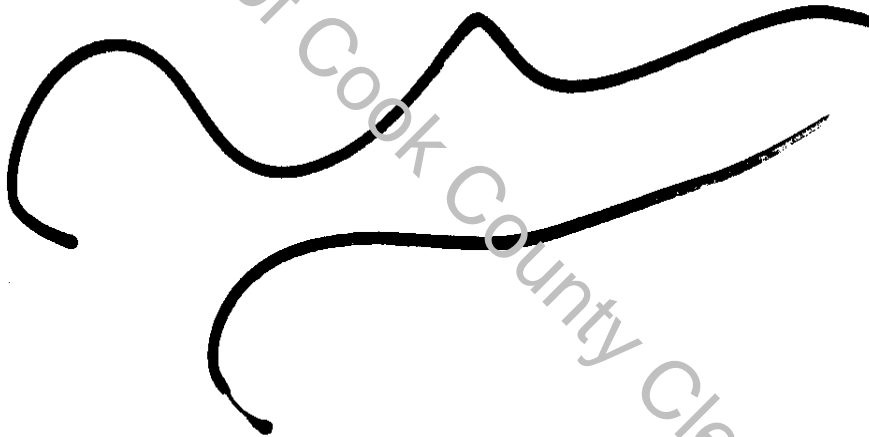


By:

  
\_\_\_\_\_

David A. Haymes

Property of Cook County Clerk's Office



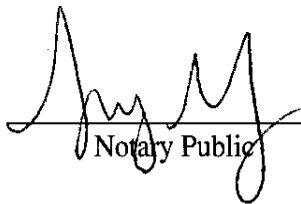
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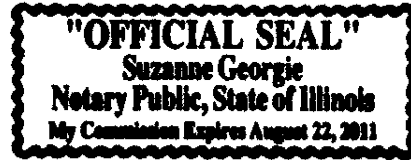
## VERIFICATION

I, David Haymes, under penalties as provided by law, pursuant to Section 1-109 of the Illinois Code of Civil Procedure, depose and state that I am a duly authorized agent of Claimant, and am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true and correct.

  
\_\_\_\_\_  
David A. Haymes

SUBSCRIBED AND SWORN TO  
before me this 8<sup>th</sup> day of October, 2010.

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



This Document has been prepared by and after recording should be returned to:

Steven D. Welhouse  
THE STERLING LAW OFFICE LLC  
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Chicago, Illinois 60654