



Doc#: 1036131083 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2010 04:07 PM Pg: 1 of 4

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

**MECHANIC'S LIEN NOTICE**  
**AND CLAIM**  
**PURSUANT TO**  
**ILLINOIS COMPILED**  
**STATUTES CHAPTER 770**  
**SEC. 60/0.01 ET. SEQ.**

To: See Attached Service List.

The Claimant, TBG, Inc., an Illinois Corporation, of the Village of Park Ridge, County of Cook and State of Illinois, hereafter referred to as "Claimant", hereby files its Claim for Lien on the Real Estate commonly known as 1162 W. Hubbard Street, a/k/a 447 N. Racine Avenue, Chicago, Illinois and further described in Exhibit A ("Real Estate") and against 443 North Racine, L.L.C. ("Owner"), The 1162 West Hubbard Condominium Association ("Association"), individually and on behalf of each and every Unit Owner, Lakeside Bank and City of Chicago, and any unknown owners ("Unknown owners"), non-record claimants ("Non-record Lien Claimants"), unknown lessee(s) ("Unknown Lessees") and any person(s) or entities claiming to be interested in or having an interest in the Real Estate herein, and states as follows:

1. That on or about September 18, 2008, Owner owned the following described property ("the Property") in the City of Chicago, County of Cook, and State of Illinois, to wit:

Legal Description: Please see Exhibit A

Address: 1162 W. Hubbard Street a/k/a 447 N. Racine Avenue, Chicago, Illinois

PIN(s): 17-08-246-006-0000  
17-08-246-007-0000

2. That on or about September 18, 2008, Claimant made a contract with Owner for labor and materials necessary to install structural steel at the Property. Thereafter, the subject Contract was expanded to include additional construction work on the Property at various times until the last date of performance as set forth herein. On November 17, 2010, the last date Claimant worked on the Property, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under the Contract.

3. That the total amount of the Contract, including extras ordered by Owner and installed by Claimant, was two hundred eighteen thousand three hundred seventy five and 00/100

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(\$218,375.00) Dollars, and after allowing for all just credits, including payment from the Owner in the amount of two hundred sixteen thousand one hundred ten and 00/100 (\$216,110.00) Dollars, therefore leaves the sum of two thousand two hundred and sixty five and 00/100 (\$2265.00) Dollars, rightfully due and owing Claimant, for which the Claimant claims a lien, with interest pursuant to Illinois Statue, on said land and improvements, and on the moneys or other considerations due or to become due from the Owner under said contract against said Contractor and Owner(s).

Respectfully submitted,  
TBG, Inc.

By: *Pawel Piekarz*  
Pawel Piekarz, ,President

Date: 12-23-2010, 2010

### VERIFICATION

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF COOK     )

The affiant, Pawel Piekarz, President, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.

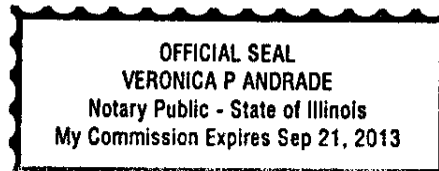
*Pawel Piekarz*  
Pawel Piekarz  
President

Subscribed and sworn  
To me this 23 day of  
December, 2010.

*Veronica P. Andrade*  
Notary Public

SEAL

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED BY MAIL TO:  
Law Offices of Richard M. Craig, P.C.  
2 North LaSalle Street, Suite 1250  
Chicago, Illinois 60602  
312/253-4500 (ph)



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## LEGAL DESCRIPTION

PARCEL 1:

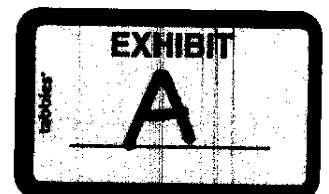
LOTS 19, 20 AND 21 IN THE SUBDIVISION OF PART OF BLOCK 9 IN OGDEN ADDITION TO CHICAGO; TOGETHER WITH LOTS 25, 26 OF THE CIRCUIT COURT PARTITION OF 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1871 IN BOOK 173 OF MAPS PAGE 74, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 2:

LOT 24 IN THE SUBDIVISION BY THE COUNTY COMMISSIONER'S PARTITION IN CASE NO. 23474 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF SOUTHWEST 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 17-08-246-006-0000  
17-08-246-007-0000

ADDRESS: 1162 W. Hubbard Street a/k/a 147 N. Racine Avenue, Chicago, Illinois



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**SERVICE LIST**  
**1162 W. Hubbard Street**

443 North Racine, L.L.C.  
c/o Eileen C. Lally  
111 W. Washington Street, Suite 1401  
Chicago, Illinois 60602

Lakeside Bank  
55 Wacker Drive  
Chicago, Illinois 60601

City of Chicago  
c/o City Clerk  
121 N. LaSalle Street, Room 107  
Chicago, Illinois 60602

Property of Cook County Clerk's Office