

**DOCUMENT RECORDED BY
AND RETURN TO:**

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STATE OF ILLINOIS

COUNTY OF COOK

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

PURSUANT TO SECTIONS 60/1, 60/5, 60/21, AND 60/24 OF THE LIEN ACT

NOTICE TO OWNER

Do not pay the contractor for this work or material unless you have received from the subcontractor a waiver of lien or other satisfactory evidence of payment to the Claimant.

NOTICE & CLAIM FOR LIEN IN THE AMOUNT OF \$53,199.00, plus interest pursuant to 770 ILCS 60/1 and attorney fees pursuant to 770 ILCS 60/17.

TO OWNER OR REPUTED OWNER VIA CERTIFIED MAIL R/R & REG. US MAIL:

**WABASH STREET LLC
325 S. SANGAMON
Chicago, IL 60607**

TO DEFENDANT OR REPUTED DEFENDANT VIA CERTIFIED MAIL R/R & REG. US MAIL:

**AMERICAN CHARTER BANK-C/O JASON COSTELLO
932 W. RANDOLF
Chicago, IL 60605**

TO CONTRACTOR OR REPUTED CONTRACTOR VIA CERTIFIED MAIL R/R &

Wednesday, December 29, 2010

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Lien ID: 3905-5676

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REG. US MAIL:

PIEDMONT GROUP INC.
325 S. SANGAMON
Chicago, IL 60607

THE LIEN CLAIMANT, ("Claimant"), original contractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: WABASH STREET LLC, owner, AMERICAN CHARTER BANK-C/O JASON COSTELLO, mortgagee, PIEDMONT GROUP INC., contractor, and any other party claiming an interest in the real estate, more fully described below, through, or under the Owner, stating as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: [See the legal description attached hereto and incorporated herein as Exhibit "A"]

PINs: 17 22 104 006 0000, 17 22 104 007 0000, 17 22 104 008 0000, 17 22 104 009 0000, 17 22 104 010 0000

which property is commonly known as 1327-39 SOUTH WABASH, Chicago, IL 60605 (collectively "Project").

2. On information and belief, said Owner contracted with PIEDMONT GROUP INC. ("Contractor") for certain improvements to said premises.

3. General Contractor entered into the Subcontract on 8/21/2008 with the full knowledge, consent, and authorization of Owner. The Owner knowingly permitted the General Contractor to enter into the Subcontract with Claimant.

4. Claimant completed its work under its contract on 12/21/2010, which entailed SERVICES-COORDINATE REVIEWS, AND CODE CONSULTING SERVICES TO ERRECT 25-STORY BUILDING WITH RETAL AT THE 1ST FLOOR LEVEL, PARKING 2-4, AND RESIDENTIAL 6-25 to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of (\$53,199.00) which principal amount bears interest at the statutory rate of ten percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract, in the amount of (\$53,199.00) plus interest. To date, despite due demand for payment, Claimant remains unpaid for its work at the Project and there is no reasonable basis for the failure to pay Claimant.

6. The amount consists of the following:

A. Base Contract	\$53,199.00
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B. Change Orders	\$0.00
C. Adjusted Based Contract	\$53,199.00
D. Amount Paid to Date (Credit)	\$0.00
E. Value of Lienable Work Performed As To Date of Completion	\$53,199.00
F. Statutory 10% Interest	\$116.60
Total Principal Amount of Lien	\$53,315.60

Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage of the total amount owed to Claimant on each unit and/or by parcels shown in the legal description by the method required by applicable law.

7. At all relevant times Owner was aware that Claimant was providing labor and materials for the benefit of the Project and the Property.

8. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice and claim for lien upon the real property listed herein.

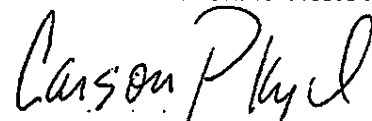
VERIFICATION

The undersigned, carson Kyhl, being first duly sworn, on oath deposes and states that he is the agent of, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Signed by: 

~~Carson Kyhl~~
T. ASIA WALKS

Subscribed and sworn to before me on this Twenty-ninth Day of December of 2010.


Notary Public



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EXHIBIT A

Legal Description of Premises

PARCEL 1:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING ON THE EAST SIDE OF WABASH AVENUE AT THE NORTHWEST CORNER OF LOT 1 OF SUBDIVISION MADE BY TURNER AND CARBUTT OF PARTS OF LOTS 5, 6, 7 AND 8 IN BLOCK 11 OF ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID; RUNNING THENCE NORTH ALONG THE EAST LINE OF WABASH AVENUE TO A POINT 12 FEET SOUTH FROM THE NORTH LINE OF LOT 9 IN SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 8 OF ASSESSOR'S DIVISION AFORESAID; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 9 AFORESAID, MORE OR LESS TO A POINT MIDWAY BETWEEN WABASH AND MICHIGAN AVENUE; THENCE SOUTH ON A LINE PARALLEL WITH EAST LINE OF WABASH AVENUE TO A POINT DUE EAST FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST TO THE NORTHEAST CORNER OF LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, (EXCEPTING FROM SAID PREMISES SO MUCH FROM THE EAST AND THEREOF AS IS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 4, BOTH INCLUSIVE, IN THE SUBDIVISION OF PART OF LOTS 5 TO 8 IN BLOCK 11 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.