

**DOCUMENT RECORDED BY
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.
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DOCUMENT PREPARED BY:

Northern Weathermakers HVAC, Inc.
339 Anthony Trail
Northbrook, IL 60062
(847) 509-2029

STATE OF ILLINOIS

COUNTY OF COOK

ORIGINAL CONTRACTOR'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 \$2,614.10, 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:

**LVBC REALTY HOLDINGS, LLC
4022 NORTH SHERIDAN, SUITE#2
Chicago, IL 60613**

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

THE LIEN CLAIMANT, Northern Weathermakers HVAC, Inc. ("Claimant"), original contractor, claims a lien against the real estate, more fully described below, and against the interest of

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the following entities in the real estate: **LVBC REALTY HOLDINGS, LLC**, owner, , mortgagee, 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"]

PIN: **14 20 228 007 0000**

which property is commonly known as **3633 SHEFFIELD AVENUE, Chicago, IL 60613** (collectively "Project").

2. On information and belief, said Owner contracted with Claimant for certain improvements to said premises.

3. Owner entered into a **written contract** with Claimant on **6/29/2009**.

4. Claimant completed its work under its contract on **8/10/2010**, which entailed **LABOR & MATERIALS-NO COOLING DIAGNOSTIC REPAIR FOR 1ST AND 2ND FLOORS** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$2,614.10)** 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 **(\$2,614.10)** 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	\$2,614.10
B. Change Orders	\$0.00
C. Adjusted Based Contract	\$2,614.10
D. Amount Paid to Date (Credit)	\$0.00
E. Value of Lienable Work Performed As To Date of Completion	\$2,614.10
F. Statutory 10% Interest	\$125.33
Total Principal Amount of Lien	\$2,739.43

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

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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, being first duly sworn, on oath deposes and states that he is the agent of Northern Weathermakers HVAC, Inc., 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:



Subscribed and sworn to before me on this First Day of February of 2011.

Bojana Garfinkle
Notary Public



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The north 5 feet of Lot 41 and the south 25 feet of Lot 42 in Trustees' Subdivision of Block 15 in Laffin, Smith and Dyer's Subdivision of the northeast $\frac{1}{4}$ (except the 1.28 acres in the northeast corner thereof) of Section 20, Township 40 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois;

Permanent Index Number: 14-20-228-007-0000;

Common address: 3633 North Sheffield Avenue, Chicago, Illinois 60613;

Property of Cook County Clerk's Office