

**DOCUMENT RECORDED BY  
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.  
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Steve@contractorslienservices.com

**DOCUMENT PREPARED BY:**

USA Satellite & Cable, Inc.  
1954 1st Street  
Highland Park, IL 60035  
(847) 714-9643  
shedirect@aol.com

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 \$23,112.00, 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:**

Grosse Pointe Manor Reality, LLC.  
3359 West Main Street  
Skokie, IL 60076

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

Greystone Servicing Corp Inc, C/O David A. Barsky, Esq-Krooth & Altman LLP  
1850 M. Street, NW, Suite 400  
Washington, DC 20036

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THE LIEN CLAIMANT, **USA Satellite & Cable, Inc.** ("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: **Grosse Point Manor Reality, LLC.**, owner, **Greystone Servicing Corp Inc**, **C/O David A. Barsky, Esq-Krooth & Altman LLP**, 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"]

PINs: **10 31 205 030, 10 31 205 031**

which property is commonly known as **6601 W. Touhy Avenue, Niles, IL 60714** (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 **4/29/2009**.

4. Claimant completed its work under its contract on **3/12/2011**, which entailed **Labor & Material-Wiring-Satellite Systems-Upgrades** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$23,112.00)** 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 **(\$23,112.00)** 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	<b>\$38,180.00</b>
B. Change Orders	<b>\$0.00</b>
C. Adjusted Based Contract	<b>\$38,180.00</b>
D. Amount Paid to Date (Credit)	<b>\$15,068.00</b>
E. Value of Lienable Work Performed As To Date of Completion	<b>\$23,112.00</b>
F. Statutory 10% Interest	<b>\$322.93</b>
<b>Total Principal Amount of Lien</b>	<b>\$23,434.93</b>

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

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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, **Shai Harmelech**, being first duly sworn, on oath deposes and states that he is the agent of **USA Satellite & Cable, 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:   
Shai Harmelech

Subscribed and sworn to before me on this Second Day of May of 2011.

Notary Public   


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**EXHIBIT A  
LEGAL DESCRIPTION  
GROSSE POINTE MANOR  
FEDERAL HOUSING ADMINISTRATION  
PROJECT NO. 071-22098**

## LEGAL DESCRIPTION

THAT PART OF THE SOUTHEASTERLY HALF OF LOT 2 IN JOHN H. KINZIE'S SUBDIVISION OF JANE MIRANDA'S RESERVATION IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE SOUTHEASTERLY 33 FEET OF SAID LOT 2 (AS MEASURED PERPENDICULAR TO THE SOUTHEASTERLY LINE OF SAID LOT 2) LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF "SHANSKE AND OAKS" SUBDIVISION OF PART OF SAID LOT 2, RECORDED NOVEMBER 7, 1955 AS DOCUMENT 16414047, SAID SOUTHEASTERLY 33 FEET BEING USED AS THE NORTHWESTERLY HALF OF HARTS ROAD; ALSO TOGETHER WITH THAT PART OF SAID LOT 2 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LOT 6, AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 2 IN SAID "SHANSKE AND OAKS" SUBDIVISION; AND ALSO LYING SOUTHERLY OF THE SOUTHERLY LINE OF TOUHY AVENUE AS SHOWN IN DOCUMENT NUMBER 11068761 RECORDED APRIL 4, 1932, ALLEN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO. 10-31-205-030  
10-31-205-031

COMMON ADDRESS: 6601 Touhy Avenue, Niles, Illinois.

Cook County Clerk's Office