



# UNOFFICIAL COPY

and hereinafter together with all improvements referred to as "Premises".

That on or about July 15, 2009, Claimant made a written contract with Contractor to provide masonry work and services, including (without limitation) exterior installation of brick and stone for a single family house being constructed at Premises, which contract was modified and expanded thereafter to provide additional masonry work and changes for the total sum of Ninety Eight Thousand One Hundred and 00/100 Dollars (\$98,100.00).

That on or about March 7, 2011, Claimant completed all required to be done by said contract, except for balustrade at the top of the roof for which payment of \$5,500 is not yet due nor payable.

All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvements of Premises.

Contractor and/or Owners are entitled to receive credits on account of the above in the sum of Thirty Four Thousand and 00/100 Dollars (\$34,000.00).

**That the balance due, unpaid and owing to Claimant is the sum of Sixty Four Thousand One Hundred and 00/100 Dollars (\$64,000.00)**, for which amount, plus interest at the rate specified in the Mechanics Lien Act, Claimant hereby claims a Mechanics Lien on said Premises, land and improvements against said Contractor and Owners. The payment for balustrade work which has not yet been completed in the amount of \$5,500.00 is not included in the amount sought herein because the work has not yet been completed for the same.

HP Group LLC

  
by its Member Henryk Kochanski

## NOTICE TO OWNERS

**THE CLAIMANT PROVIDING THIS NOTICE HAS PERFORMED WORK FOR OR DELIVERED MATERIAL TO YOU. THESE SERVICES OR MATERIALS ARE BEING USED IN THE IMPROVEMENTS TO YOUR PROPERTY AND ENTITLE THE CLAIMANT TO FILE A LIEN AGAINST YOUR PROPERTY IF THE SERVICES OR MATERIALS ARE NOT PAID FOR. A LIEN WAIVER WILL BE PROVIDED TO YOU WHEN THE CLAIMANT IS PAID AND YOU ARE URGED TO REQUEST THIS WAIVER FROM THE CLAIMANT OR WHEN PAYING FOR YOUR PROPERTY IMPROVEMENTS.**

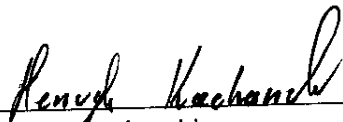
**THE LAW REQUIRES THAT THE CLAIMANT SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING LABOR OR MATERIAL BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CLAIMANT.**

# UNOFFICIAL COPY

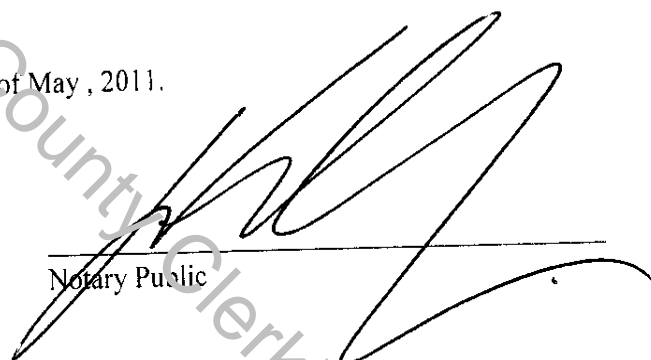
## AFFIDAVIT

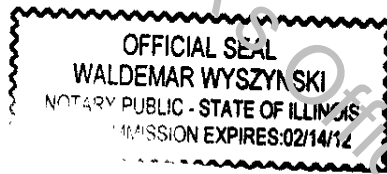
State of Illinois        )  
                                  ) ss.  
County of Cook        )

This Affiant, being first duly sworn, under oath deposes and states, that he is the Member of HB Group LLC, the Claimant; that he has read the above and foregoing Contractor's Notice and Claim for Lien and knows the contents thereof; and that all statements herein are true.

  
\_\_\_\_\_  
Henryk Kochanski  
Member of HB Group LLC

Subscribed and sworn to before me this 6<sup>th</sup> day of May, 2011.

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



Prepared by/Mail to:

Wyszynski and Associates, P.C.  
2500 E. Devon, Ste. 250  
Des Plaines, IL 60018

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 44 IN KENWOOD, SAID KENWOOD BEING A SUBDIVISION OF LOTS 3 AND 4 AND PART OF LOT 2 IN LYMAN'S SUBDIVISION OF THAT PART OF THE SOUTHEAST FRACTIONAL 1/4 LYING WEST OF THE ILLINOIS CENTRAL RAILROAD OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-02-404-042-0000 Vol. 0250

Property Address: 4454-56 South Dakenwald Avenue, Chicago, Illinois 60653

Property of Cook County Clerk's Office