# **UNOFFICIAL COPY**

STATE OF ILLINOIS )
) SS.
COUNTY OF COOK )



Doc#: 1112634034 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/06/2011 11:31 AM Pg: 1 of 4

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

TO:

Anthony Palmer and Melarie Palmer 2800 N. Talmer, Ave., Unit M Chicago, IL 60013

The Private Bank and Trust Company 10 N. Dearborn St., Ste. 900 Chicago, IL 60602

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED AND REGULAR MAIL

The Claimant, **HB Group LLC**, an Illinois limited liability company with main offices located at 5447 N. Panama Ave., Chicago, IL 60656, hereby tenders notice and files a claim for Mechanics Lien against **Anthony Palmer and Melanie Palmer** (hereinafter referred to as "Owners"), individual residing, to the best of Claimant's knowledge, at 2800 N. Talman Ave., Unit M, Chicago, IL 60618; Masonry Brothers, Inc. (hereinafter referred to as "Contractor"), an Illinois corporation that acted as a general contractor with offices located at 3818 Michael Ln., Glenview, IL 60026, to the best of Claimant's knowledge; and The Private Bank and Trust Company, a mortgagee, with offices located, to the best of Claimant's knowledge, at 10 N. Dearborn St., Ste. 900, Chicago, IL 60602; and states:

That at all times referred to in this Subcontractor's Notice and Claim for Lien, the Owner owned the following described premises, to-wit:

LEGAL DESCRIPTION: SEE ATTACHED HERETO EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

PIN: 20-02-404-042-0000

commonly known as: 4454-56 S. Oakenwald Ave., Chicago, IL 60653

also known as 4450 S. Oakenwald Ave., Chicago, IL 60653

1112634034 Page: 2 of 4

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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, 00.00), 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.

F.P. Group LLC

by its Member Henryk Kochansk

### NOTICE TO OWNERS

THE CLAIMANT PROVIDING THIS NOTICE HAS PERFORMED WORK FOR CR DELIVERED MATERIAL TO YOU. THESE SERVICES OR MATERIALS ARE BEING USED IN CHE 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.

1112634034 Page: 3 of 4

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## 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 day of May, 2011.

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Prepared by/Mail to:

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

1112634034 Page: 4 of 4

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#### 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, ILLIM 015.

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

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Of Coot County Clarks Offica Property Address: 4454-56 South Dakenwald Avenue, Chicago, Illinois 60653