

**DOCUMENT RECORDED BY
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.
6225 N. Milwaukee Ave.
Chicago, IL 60646
773-594-9090
773-594-9094 fax
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 \$24,200.00, 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:

**Lakefront Nursing & Rehabilitation Properties, LLC
9777 Greenwood
Niles, IL 60714**

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

**Premier Bank
1210 Central Avenue
Wilmette, IL 60091**

Friday, May 20, 2011

Lien ID: 3868-5880

UNOFFICIAL COPY

Lakefront Nursing & Rehabilitation Center, LLC
9777 Greenwood Niles, IL 60714

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: **Lakefront Nursing & Rehabilitation Properties, LLC**, owner, **Premier Bank (mortgagee)** **Lakefront Nursing & Rehabilitation Center, LLC**, (whom may have an interest), 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: 1129 108 01 0000, 11 29 108 012 0000

which property is commonly known as **7618 N. Sheridan Rd., Chicago, IL 60626** (collectively "Project").

2. On information and belief, said Owners agent Helen Lacey contracted with Claimant for certain improvements to said premises.

3. Owners agent entered into a written contract with Claimant on **8/29/2008**.

4. Claimant completed its work under its contract on **3/11/2011**, which entailed **Labor & Materials-Wiring Entire Facility for Satellite Services and Upgrades to System** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$24,200.00)** which principal amount bears interest at the statutory rate often percent (10%) per annum, (as provided for by 770ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770ILCS 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 **(\$24,200.00)** 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	\$52,900.00
B. Change Orders	\$0.00
C. Adjusted Based Contract	\$52,900.00
D. Amount Paid to Date (Credit)	\$28,700.00
E. Value of Lienable Work Performed As	\$24,200.00

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To Date of Completion

F. Statutory 10% Interest

\$464.11

Total Principal Amount of Lien

\$24,664.11

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

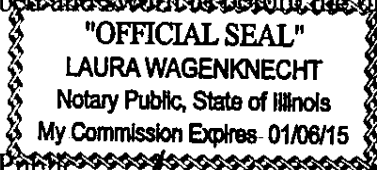
The undersigned, **Shai Harmelech**, being first duly sworn, on oath deposes and states that he is the agent of **USA Satellite & Cable, Inc.**, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements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

Signed by:



Shai Harmelech

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



Notary Public



Friday, May 20, 2011

Page 3 of 3

Lien ID: 3868-5880

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RECORDATION REQUESTED BY:

Premier Bank
1210 Central Ave.
Wilmette, IL 60091

Doc#: 0809531045 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2006 11:03 AM Pg: 1 of 13

WHEN RECORDED MAIL TO:

Premier Bank
1210 Central Ave.
Wilmette, IL 60091

SEND TAX NOTICES TO:

Premier Bank
1210 Central Ave.
Wilmette, IL 60091

FOR RECORDER'S USE ONLY

83-30-042 D1

J. West

This Mortgage prepared by:

MORTGAGE


MAXIMUM LIEN. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$6,969,000.00.

THIS MORTGAGE dated March 31, 2006, is made and executed between Lakefront Nursing & Rehabilitation Properties, LLC, an Illinois limited liability company, whose address is 9777 Greenwood, Niles, IL 60714 (referred to below as "Grantor") and Premier Bank, whose address is 1210 Central Ave., Wilmette, IL 60091 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Cook County, State of Illinois:

LOT 2 IN BLOCK 2 IN BIRCHWOOD BEACH SUBDIVISION OF THE WEST FRACTIONAL 1/2 SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AUGUST 27, 1890 AS DOCUMENT NO. 1326212, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7618 N. Sheridan Rd, Chicago, IL 60626. The Real Property tax identification number is 11-29-108-011-0000; 11-29-108-012-0000.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures the following described additional indebtedness: Commercial Loan no.'s 25850007(I/N/O Plaza Terrace Inc. & East & West Rochelle Nursing & Rehabilitation Centers), 25859004 (I/N/O Plaza Terrace Property LLC) and 36439001(I/N/O Oak Park Healthcare Properties LLC aka Rochelle Healthcare Properties LLC), which have 1st Mortgages on the properties at 1021 Caron Rd., Rochelle, IL; 900 Third St., Rochelle, IL; 3249 W 147th, Midlothian, IL; and Junior Mortgages on the properties at 2926 W. Lunt, Chicago, IL and 9100 N. Karlov, Skokie, IL; and all related documents. (Initial Here )

Box 400-CTCC