

**DOCUMENT RECORDED BY  
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.  
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**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 \$23,280.00, 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:**

**Forest Park Property, LLC  
8200 Roosevelt Road  
Forest Park, IL 60130**

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

**Credit Union One-c/o Business Partners, LLC  
9301 Winnetka Avenue  
Chatsworth, CA 91311**

Friday, May 20, 2011

Lien ID: 3868-5883

Page 1 of 3

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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: **Forest Park Property, LLC**, owner, **Credit Union One-c/o Business Partners, LLC**, 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: 15 20100 020

which property is commonly known as **8200 W. Roosevelt Road, Forest Park, IL 60130** (collectively "Project").

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

3. Owners agent Joshua Weinstein entered into a **written contract** with Claimant on **6/12/2008**.

4. Claimant completed its work under its contract on **3/12/2011**, 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 **(\$23,280.00)** 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 **(\$23,280.00)** 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	<del>\$41,120.00</del>
B. Change Orders	\$0.00
C. Adjusted Based Contract	<del>\$41,120.00</del>
D. Amount Paid to Date (Credit)	<del>\$17,840.00</del>
E. Value of Liable Work Performed As To Date of Completion	<b>\$23,280.00</b>
F. Statutory 10% Interest	<b>\$440.09</b>
Total Principal Amount of Lien	
<b>\$23,720.09</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 Twentieth Day of May of 2011.

Notary Public  
"OFFICIAL SEAL"  
LAURA WAGENKNECHT  
Notary Public, State of Illinois  
Commission Expires 01/06/15



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## EXHIBIT "A"

### DESCRIPTION OF THE LAND

THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 414.43 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE, 333.43 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION FORMING AN ANGLE OF 90 DEGREES 05 MINUTES 41 SECONDS MEASURED CLOCKWISE WITH THE LAST COURSE, 202.04 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION FORMING COURSE, 202.04 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION FORMING AN ANGLE OF 89 DEGREES 54 MINUTES 19 SECONDS MEASURED CLOCKWISE WITH THE LAST COURSE, 121.90 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION FORMING AN ANGLE OF 89 DEGREES 54 MINUTES 19 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST COURSE, 202.04 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION FORMING AN ANGLE OF 89 DEGREES 54 MINUTES 19 SECONDS, MEASURED CLOCKWISE FROM THE LAST COURSE, 211.53 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION FORMING AN ANGLE OF 90 DEGREES 05 MINUTES 41 SECONDS MEASURED CLOCKWISE FROM THE LAST COURSE, 404.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

8200 West Roosevelt

Forest Park, IL

15-24-100-020