

**DOCUMENT RECORDED BY  
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.  
6225 N. Milwaukee Ave.  
Chicago, IL 60646  
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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 \$8,880.00, 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:**

**PG Realty, LLC  
8131 Monticello  
Skokie, IL 60076**

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

**The Private Bank and Trust Company  
120 South La Salle Street  
Chicago, IL 60603**

# UNOFFICIAL COPY

**Plum Grove Nursing and Rehab, LLC 24  
South Plum Grove Palatine, IL 60067**

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: **PG Realty, LLC, owner, The Private Bank and Trust Company (mortgagee) Plum Grove Nursing and Rehab, LLC, (who may have an interest in the property)** 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: **02 22 205 000 0000, 02 22 205 007 0000**

which property is commonly known as **24 S. Plum Grove, Palatine, EL 60067** (collectively "Project").

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

3. Owners agent Plum Grove Nursing and Rehab, LLC entered into a **written contract** with Claimant on **4/3/2010**.

4. Claimant completed its work under its contract on **3/12/2011**, which entailed **Labor & Materials-Wiring Entire Premises for Satellite Equipment to Upgrade Facility** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$8,880.00)** which principal amount bears interest at the statutory rate of ten 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 **(\$8,880.00)** 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>\$25,550.00</b>
B. Change Orders	<b>\$0.00</b>
C. Adjusted Based Contract	<b>\$25,550.00</b>
D. Amount Paid to Date (Credit)	<b>\$16,670.00</b>
E. Value of Lienable Work Performed As To Date of Completion	<b>\$8,880.00</b>
F. Statutory 10% Interest	<b>\$167.87</b>

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Total Principal Amount of Lien

**\$9,047.87**

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

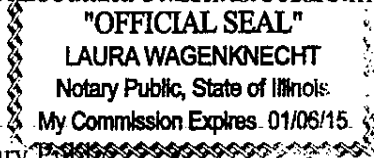
The undersigned, **Shai Harmelech**, being first duly sworn, on oath deposes and states that he is the agent of **USA Satellite & Cable, Inc.**, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements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



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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: LOTS 7 AND 8 IN BLOCK "A" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1856 AS DOCUMENT NUMBER 77519 IN BOOK 125 OF MAPS, PAGE 61, IN COOK COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING PART OF LOT 8; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 87 DEGREES 51 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 10.00 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 15 SECONDS EAST A DISTANCE OF 12.30 FEET; THENCE NORTH 87 DEGREES 35 MINUTES 45 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE EAST LINE OF SAID LOT 8; THENCE NORTH 02 DEGREES 24 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 12.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 6 IN BLOCK "A" IN PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT OF PART OF THE NORTH 24.60 ACRES OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 24 S. PLUM GROVE ROAD, PALATINE, IL 60067-6243

PIN NOS.: 02-22-205-006 AND 02-22-205-007