



3613

Doc#: 1122431047 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/12/2011 02:22 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Best Built Fabricating, Co.
c/o Lawrence R. Gryczewski,
Registered Agent
1100 Ravinia Place
Orland Park, IL 60462

VIA CERTIFIED MAIL R/R
Best Built Fabricating, Co.
c/o President
16650 South Vincennes Avenue
South Holland, IL 60473

VIA CERTIFIED MAIL R/R
Patrick Coyle
5618 West Lawrence Avenue, #1E
Chicago, IL 60630

VIA CERTIFIED MAIL R/R
Best Built Fabricating, Co.
c/o Frances Gecker, Trustee
325 North LaSalle Street, Suite 625
Chicago, IL 60654

VIA CERTIFIED MAIL R/R
The Avenues at Austin, LLC
c/o Joseph A. La Zara, Registered Agent
7246 West Touhy Avenue
Chicago, IL 60631

VIA CERTIFIED MAIL R/R
BSLB, LLC
c/o Edmund P. Burke, Registered Agent
5330 Main Street, Suite 200
Downers Grove, IL 60515

VIA CERTIFIED MAIL R/R
Fairview Development Group, LLC
c/o Jason B. Erlich, Registered Agent
65 East Wacker Place, Suite 2300
Chicago, IL 60601

VIA CERTIFIED MAIL R/R
Chicago Title Company
c/o Construction Escrow Department
1030 Higgins Road
Park Ridge, IL 60068

THE CLAIMANT, **Sugar Steel Corporation**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate:

The Avenues at Austin, LLC, owner, **BSLB, LLC**, owner, **Fairview Development Group, LLC**, interested party, (collectively "Owner"), **Patrick Coyle**, contractor, **Best Built Fabricating,**

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Co., subcontractor, and any other person claiming an interest in the real estate, more fully described below, 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 Attached Exhibit A.

P.I.N.: 13-17-105-110-0000.

which property is commonly known as 4732 North Austin Avenue, Chicago, Illinois 60630.

2. On information and belief, said Owner contracted with **Patrick Coyle** for certain improvements to said premises.

3. On information and belief, and subsequent thereto, **Patrick Coyle** entered into a subcontract with **Best Built Fabricating, Co.**

4. Subsequent thereto, **Best Built Fabricating, Co.**, entered into a subcontract with Claimant to furnish structural steel for use in improvements at said premises.

5. The Claimant completed its work under its subcontract on July 29, 2011, which entailed the delivery of said materials.

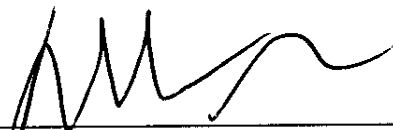
6. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Fifty-Eight Thousand One Hundred Fifty and 55/100 Dollars (\$58,150.55)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon and any leasehold interests) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **Fifty-Eight Thousand One Hundred**

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Fifty and 55/100 Dollars (\$58,150.55) plus interest.

Sugar Steel Corporation, an Illinois corporation,

By: 
One of its attorneys

**This notice was prepared by and
after recording should be mailed to:**

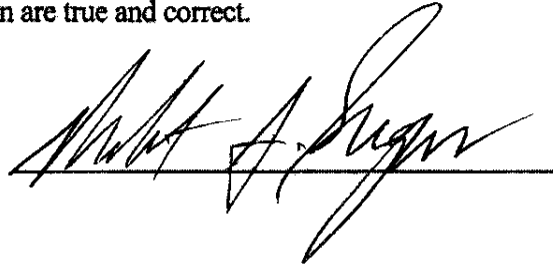
James T. Rohlfing
Mark B. Grzymala
JAMES T. ROHLFING & ASSOCIATES, P.C.
211 West Wacker Dr., Ste 1200
Chicago, Illinois 60606
(312) 923-7100

Clerk's Office of Cook County

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VERIFICATION

The undersigned, Robert J. Sugar, being first duly sworn, on oath deposes and states that s/he is an authorized representative of Sugar Steel Corporation, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that to the best of his or her knowledge and belief the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 10 day
of August, 2011.

D. Henson
Notary Public



Property of Cook County Clerk's Office

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Legal Description:

LOT 2 IN LAWRENCE AND AUSTIN SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

