

# UNOFFICIAL COPY



Doc#: 1122822004 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/16/2011 08:43 AM Pg: 1 of 9

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )  
  
CLAIM FOR LIEN  
  
IN THE OFFICE OF THE  
RECORDER OF DEEDS,  
COOK COUNTY, ILLINOIS

## AMENDED NOTICE AND CLAIM FOR LIEN

The Lien Claimant, **Maria Debinska-Chodorowski** of 4509 N. Melvina Chicago, Illinois 60630 as described and defined below hereby files an Amendment to Lien, originally filed Claim for Mechanics Lien and recorded at Cook County Recorder of Deeds on **05/26/2010 as Document Number 1014655006** against the Property Owner, Property, and Others who may have an interest in this claim for a Lien for reasons set forth below.

- A. WHEREBY, the Property Owner owned the Property on the Contract date on or about November 5, 2009;
- B. WHEREBY, on or about November 5, 2009 Maria Debinska-Chodorowski the ("Lien Claimant") entered into a certain agreement (the "Contract") with Barbara Moskal and or Jaroslaw Moskal individually and as an agent o LeMoynne Homes, LLC and Masonry Homes, LLC. Claimant files a claim for lien against Rock Builders, Inc agent for the original owner and Erika Kahan (unit 1) and LeMoynne Homes LLC (unit 2) collectively referred to as ("current owner(s)") and an apportioned share of 1725 W. LeMoynne Chicago, Illinois 60622-2134,. LeMoynne Homes, LLC and Masonry Homes, LLC., made contract with Client who agreed to pay lien claimant if she finished his work and the Property Owner knowingly permitted the work to be performed without protest where the Lien Claimant supplied certain materials necessary for completion of the project and the Lien Claimant undertook the following improvements to the Subject Property: purchased and provided a built-in double wall oven, a stainless steel double dish drawer dishwasher, GE monogram 24" wine chiller, a washer, a dryer, a refrigerator, a countertop gas burner along with improving the real property, which were incorporated there in and made part of the structure and real property and necessary for the sale of the same.
- C. WHEREBY, the Lien Claimant's last day of substantial work was on or about March 6, 2010;
- D. WHEREBY, the such improvements, labor and materials, increased the value and quality of the Property to the benefit of the Property Owner;

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E. WHEREBY, the Lien Claimant completed all performance required by the contract, or has a valid excuse for non-performance;

WHEREBY, Lien Claimant hired by and through a written contract was guaranteed such payment with Owners to pay the sum of Fifteen Thousand Three Hundred and Fifteen Dollars 40/100 Cents, (\$15,315.40). Lien Claimant has not received any payment and there are no entitled credits to been received on account of the above thus Claimant now claims a lien on the above described said property, and on all of the improvements thereon, against the Owner(s) and all persons interested herein, for the amount of E Fifteen Thousand Three Hundred and Fifteen Dollars 40/100 Cents, (\$15,315.40). Lien Claimant also claims interest of 10% interest and fees incurred pursuant to 770 ILCS 60/1(a) of the Illinois Lien Act.

Total Material and Fixtures:	\$ 11,795.93
Services:	\$ 3,019.47
Interest per Contract:	\$ 500.00
<u>Credits due:</u>	<u>\$ 15,315.40</u>
Balance Due:	\$ 15,315.40

F. The "Property" subject to the claim for lien is:

Commonly known as: 1725 W LeMoyne Chicago, IL 60622-2134  
Identified by PIN as: 17-06-210-018-0000

G. Legally described as:

UNITS 1 AND 2, AS SHOWN ON EXHIBIT "B" AND THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1725 N. LEMOYNE CONDOMINIUM AS DELINEATED IN CONDOMINIUM DECLARATION DOCUMENT # 1006434006 RECORDED 03/05/2010 AND MORE FULLY DESCRIBED AS FOLLOWS: LOT 15 IN BLOCK 6 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS.

H. The "Primary Contractor and Lien Claimant" is:

1. Name: Maria Debinska-Chodorowski  
Street Address: 4509 N. Melvina  
City, State, ZIP: Chicago, IL 60630

I. The "Property Owner" is:

1. Name: LeMoyne Homes LLC  
Contact Person: Jaroslaw Moskal (*Manager and Agent via Rock Builders, Inc*)  
Address: 1543 W. Hawthorne Lane  
City, State, ZIP: Glenview, IL 60025

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2. Name: Erika Kahan (*Owner of unit 1*)  
 Address: 1725 W. LeMoyne Unit 1  
 City, State, ZIP: Chicago, IL 60622-2134

3. Name: Rock Builders, Inc  
 (Agent for the owner)  
 Contact Person: Jaroslaw Moskal (*President*)  
 Barbara Z Moskal (*Agent*)  
 Cc: LeMoyne Homes LLC  
 Address: 1543 W. Hawthorne Lane  
 City, State, ZIP: Glenview, IL 60025

J. The "Contracting Company"

1. Name: Masonry Homes, LLC and LeMoyne Homes, LLC  
 Contact Person: Barbara Moskal (*Agent*)  
 Address: 1543 W. Hawthorne Lane  
 City, State, ZIP: Glenview, IL 60025

K. The Lender and Mortgage Holder(s) for "unit 1" is:

1. Name: Gold Coast Bank  
 Contact Person: Manager  
 Address: 1201 North Clark Street Suite 204  
 City, State, ZIP: Chicago, IL 60610  
 Loan No. 20300  
 Document No. 1006734016

L. The Lender and Mortgage Holder(s) for "unit 2" is:

1. Name: Janina Moskal  
 Contact Person: Managing Partner of The Polska Partnership  
 Cc: Lemoyne Homes, LLC  
 Address: 6037 B. N. Cicero Ave  
 City, State, ZIP: Chicago, IL 60646  
 Document No. 1009956056

2. Name: Janusz Moskal  
 Contact Person: Managing Partner of the Senior Moskal Partnership  
 Cc: Lemoyne Homes, LLC  
 Address: 6037 B. N. Cicero Ave  
 City, State, ZIP: Chicago, IL 60646  
 Document No. 1009956054

3. Name: Jerry Urbanski  
 Contact Person: Cc: Lemoyne Homes, LLC  
 Address: 6037 B. N. Cicero Ave

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City, State, ZIP: Chicago, IL 60646  
Document No. 1009956055

4. Name: Michael Freeman  
Address: P.O.Box 1183  
City, State, ZIP: Wheeling, IL 60090  
Document No. 1012349001  
Document No. 1007849031

THEREFORE, The Lien Claimant hereby files notice and claim for lien against the Property and improvements thereon, further against monies due or to become due from the Property Owner and /or Original Contractor as a consequence of the improvements, and upon the materials provided, against the interests of the Property Owner, Original Contractor, and any Others that may have interest in the Property in the proper apportioned share.

Maria Debinska-Chodorowski – Lien Claimant

Maria Debinska-Ch.

By: Maria Debinska-Chodorowski

**“NOTICE . FEDERAL LAW REQUIRES THAT I ADVISE YOU THAT THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED IN THAT REGARD WILL BE USED FOR THAT PURPOSE”**

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STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

## AFFIDAVIT

The undersigned Affiant, first being duly sworn and upon oath deposes and says that (s)he is the Lien Claimant; that (s)he has read the foregoing Notice and Claim for Lien; and knows the contents thereof, and that all the statements therein contained are true.

Maria Debinska-Chodorowski – Lien Claimant

Maria Debinska-Ch.  
By: Maria Debinska-Chodorowski

SUBSCRIBED and SWORN to before me this 12th the day of August, 2011 A.D.

  
\_\_\_\_\_  
Notary Public

My commission expires:

*This document was prepared by:*  
Robert Groszek, Attorney at Law  
ARDC# 6278818  
3601 N. Pulaski Rd,  
Chicago, IL 60641  
773-267-6100



**“NOTICE . FEDERAL LAW REQUIRES THAT I ADVISE YOU THAT THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED IN THAT REGARD WILL BE USED FOR THAT PURPOSE”**

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## SERVICE LIST

1. Rock Builders, Inc (Agent for the original owner)  
Jaroslaw Moskal (*President*)  
Barbara Z. Moskal (*Agent*)  
Cc: LeMoyne Homes LLC  
1543 W. Hawthorne Lane  
Glenview, IL 60025
2. Erika Kahan (Owner of Property )  
1725 W. LeMoyne Unit 1  
Chicago, IL 60622-2134
3. LeMoyne Homes LLC (Owner of Property)  
Jaroslaw Moskal (*Manager*)  
1543 W. Hawthorne Lane  
Glenview, IL 60025
4. Masonry Homes, LLC (Owner of Property)  
Barbara Moskal (*Agent*)  
1543 W. Hawthorne Lane  
Glenview, IL 60025
5. Gold Coast Bank (Mortgagee)  
Attention: Manager  
1201 North Clark Street  
Suite 204  
Chicago, IL 60610
6. Janina Moskal (Lender and Mortgage Holder)  
Managing Partner of the Polska Partnership  
Cc: LeMoyne Homes, LLC  
1543 W. Hawthorne Lane  
Glenview, IL 60025
7. Janusz Moskal (Lender and Mortgage Holder)  
Managing Partner of the Senior Moskal Partnership  
Cc: LeMoyne Homes, LLC  
1543 W. Hawthorne Lane  
Glenview, IL 60025
8. Jerry Urbanski (Lender and Mortgage Holder)  
Cc: LeMoyne Homes, LLC  
1543 W. Hawthorne Lane  
Glenview, IL 60025
9. Michael Freeman (Lender and Mortgage Holder)  
P.O.Box 1183  
Wheeling, IL 60090

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GEORGE E. COLE  
LEGAL FORMS

No. 370-UKC  
February 1995

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect, thereto, including any warranty of merchantability or fitness for a particular purpose.*



Doc#: 1014655006 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10 C  
Cook County Recorder of Deeds  
Date: 05/26/2010 11:17 AM Pg: 1 of 3

STATE OF ILLINOIS )  
 ) SS.

COUNTY OF COOK )

The Claimant, Maria Debinska-Chodorowski

of

Chicago, County of Cook

State of IL, hereby files notice and claim  
for lien against Masonry Homes, LLC

, contractor, of Chicago, County of Cook

State of Illinois, and  
LeMoynes Homes, LLC

(hereinafter referred to as "Owner"), of Chicago

County of Cook State of IL  
and states:

Above space for Recorder's Use Only

That on November-18, 20 06, the Owner owned the following described land in the  
County of Cook, State of Illinois: Legal Description  
UNIT 2 AND G 2 IN THE 1725 LEMOYNE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY  
OF THE FOLLOWING DESCRIBED TRACT OF LEND: LOT 15 IN BLOCK 6 IN MCREYNOLD'S SUBDIVISION OF PART  
OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED  
AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1006434006  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS  
Permanent Real Estate Index Number(s): 17-06-210-018-0000  
Address(es) of premises: 1725 W. LeMoynes, Chicago, IL.  
and Masonry Homes, LLC

was the Owner's contractor for the improvement thereof.

That on November-05, 20 09, said contractor made a subcontract with the Claimant to .

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Providing labor and material for Appliances and Cleaning

Work for total amount of \$ 15,315.40

for and in said improvement, and that on 6-Mar, 20 10, the Claimant completed thereunder all required to be done by said contract.

That at the special instance and request of the Owner the Claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ 0 and completed same on 2010

That the owner, or the agent, architect or superintendent of the owner (a) cannot, upon reasonable diligence, be found in said County, or (b) does not reside in said County.

That said contractor is entitled to credits on account thereof as follows: \$0

leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of Fifteen Thousand Three Hundred Fifteen and 40/100 Dollars (\$ 15,315.40), for which, with interest, the Claimant claims a lien on said land and improvements and on the moneys or other considerations due or to become due from the Owner under said contract and Owner,

Maria Debinska-Chodorowski  
(Name of sole ownership, corporation or partnership)

By: \_\_\_\_\_

Title: Menager

This document was prepared by Maria Debinska-Chodorowski 4509 N.Melvina, Chicago IL 60630  
(Name and Address)

Mail to: Maria Debinska-Chodorowski 4509 N.Melvina,  
(Name and Address)

Chicago (City) IL (State) 60630 (Zip Code)

Or Recorder's Office Box No. \_\_\_\_\_



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State of Illinois, County of Cook ) SS.

The affiant, Maria Debinska-Chodorowski

being first duly sworn, on oath deposes and says that he or she is authorized to execute this Claim for Lien on behalf of the Claimant; that he or she has read the foregoing notice and Claim for Lien and knows the contents thereof; and that all the statements therein contained are true.

Maria Debinska-Ch

Subscribed and sworn to before me this 9th day of April 2010

Mary L. Ziniel  
Notary Public

