

**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:**

Juraj Hodas  
2250 W. Golf Rd.  
Hoffman Estates, IL 60169  
(773) 896-3419  
helana 773-396-2866

STATE OF ILLINOIS

COUNTY OF COOK

**SUBCONTRACTOR'S "LABORER" NOTICE AND CLAIM FOR "PREFERRED"  
MECHANIC'S LIEN**

PURSUANT TO SECTIONS 60/1(b), 60/5, 60/15, 60/21, 60/24 OF THE LIEN ACT -  
RESIDENTIAL-COMMERCIAL

**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 \$1,195.00, plus interest pursuant to 770 ILCS 60/1 and attorney fees pursuant to 770 ILCS 60/17.**

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

**1010 W. Grace St, LLC  
5206 N. Sheridan Rd  
Chicago, IL 60640**

**The Kopley Group Inc-K Nicholas Kopley  
5206 N. Sheridan Rd  
Chicago, IL 60640**

# UNOFFICIAL COPY

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

**"NOTICE TO OWNER" The subcontractor providing this notice has performed work for or delivered material to your home improvement contractor. These services or materials are being used in the improvements to your residence and entitle the subcontractor to file a lien against your residence if the labor, services, material, fixtures, apparatus or machinery, forms or form work are not paid for by your home improvement contractor. A Lien waiver will be provided to your contractor when the subcontractor is paid, and you are urged to request this waiver from your contractor when paying for your home improvements.**

THE LIEN CLAIMANT, **Juraj Hodas** ("Claimant"), "Laborer" contractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **1010 W. Grace St, LLC; The Kopley Group Inc-K Nicholas Kopley**, owners, 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: I

PARCEL: *[See the legal description attached hereto and incorporated herein as Exhibit "A"]*

PINs: **14 19 212 044 1009, 14 19 212 044 1089, 14 19 212 044 1068, 14 19 212 040 0000, 14 19 212 041 0000**

which property is commonly known as **1800 W. Grace St., Chicago, IL 60613** (collectively "Project").

2. On information and belief, said Owner contracted with ("Contractor") for certain improvements to said premises.

3. General Contractor entered into the Subcontract on **6/5/2011** with the full knowledge, consent, and authorization of Owner. The Owner knowingly permitted the General Contractor to enter into the Subcontract with Claimant. i

4. Claimant completed its work under its contract on **7/7/2011**, which entailed **Labor Only-Title Installation 12.00 per hour 92.5 hours Units 603,109T, and 514** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all 'credits, the principal sum of **(\$1,105.00)** which principal amount bears interest at the statutory rate often percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 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 **(\$1,105.00)** plus interest. To date, despite due demand for payment, Claimant remains unpaid for its

Tuesday, August 16, 2011

I

Page 2 of 3

Lien ID: 3900-5937

# UNOFFICIAL COPY

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  | \$1,105.00 |
| B. Change Orders  | \$0.00     |
| C. Adjusted Based Contract                                      | \$1,105.00 |
| D. Amount Paid to Date (Credit)                                 | \$0.00     |
| E. Value of Lienable Work Performed As<br>To Date of Completion | \$1,105.00 |
| F. Statutory 10% Interest                                       | \$12.11    |
| Total Principal Amount of Lien                                  | \$1,117.11 |

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, **Juraj Hodas**, being first duly sworn, on oath deposes and states that he is the agent of **Juraj Hodas**, 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:   
Juraj Hodas

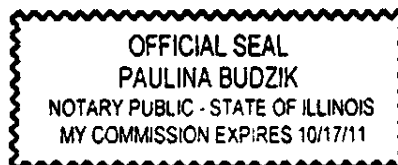
Subscribed and sworn to before me on this Sixteenth Day of August of 2011.



Notary Public

Tuesday, August 16, 2011

Lien ID: 3900-5937



Page 3 of 3

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

Lots 1 to 6, both inclusive, and the East 1/3 of Lot 7, together with the North 1/2 of the vacated alley lying South and adjoining the South line of said Lots 1 to 6, both inclusive, and the East 1/3 of Lot 7;

--ALSO--

Lots 43 to 48, both inclusive, together with the South 1/2 of the vacated alley lying North and adjoining the North line of said Lots 43 to 48, both inclusive, all in Block 16 in Ford's Subdivision of Blocks 3, 4, 5, 14, 15 and Lots 1, 2 and 3 in Block 16 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4), in Cook County, Illinois

#### PARCEL 2:

Lots 38, 39 and 40 in Block 16 in Charles J. Ford's Subdivision of Blocks 3, 4, 5, 14 and 15 and Lots 1, 2 and 3 of Block 16 in Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois.

#### PARCEL 3:

The West 8 1/3 feet of Lot 8 and all of Lot 9 (except therefrom the South 9 feet of the West 8 1/3 feet of Lot 8 and the South 9 feet of the East 16 2/3 feet of Lot 9) in Block 16 in Ford's Subdivision of Blocks 3, 4, 5, 14, 15 and Lots 1, 2 and 3 in Block 16 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois.

#### PARCEL 4:

The East 8 1/3 feet of Lot 42 together with the South 1/2 of the vacated alley lying North of and adjoining the North line of the East 8 1/3 feet of said Lot 42 in Block 16 in Ford's Subdivision of Blocks 3, 4, 5, 14 and 15 and Lots 1, 2 and 3 in Block 16 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois.

Commonly known as:           **1810 West Grace Street**  
  **Chicago, Illinois 60613**

Permanent real estate tax index numbers:   #14-19-212-040-0000  
   #14-19-212-41-0000

1009  
1089  
1068