

**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:**

CSC Glass, Inc.  
3253 S. Archer Ave  
Chicago, IL 60608  
(773) 254-6001  
danny@cscglass.com

STATE OF ILLINOIS

COUNTY OF COOK

**SUBCONTRACTOR'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 \$50,650.00, 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:**

**UNO Charter School Network, INC.  
30 West Monroe St Suite 630  
Chicago, IL 60603**

**UNO Charter School Network, INC.  
2845 W. Barry Ave  
Chicago, IL 60618**

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

Friday, October 21, 2011

Lien ID: 3929-5981

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**Cole Taylor Bank**  
**225 West Washington St, Ninth Floor**  
**Chicago, IL 60606**

**MB Financial Bank**  
**6111 North River Rd**  
**Des Plaines, IL 60018**

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

**Madison Construction Company**  
**28 Country Ln**  
**Orland Park, IL 60467**

THE LIEN CLAIMANT, **CSC Glass, 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: **UNO Charter School Network, INC.**; **UNO Charter School Network, INC.**, owners, **Cole Taylor Bank**; **MB Financial Bank**, mortgagees, **Madison Construction Company**, contractor, 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: 13 25 111 001 0000, 13 25 111 002 0000, 13 25 111 003 0000

which property is commonly known as **2845 W Barry Ave, Chicago, IL 60618** (collectively "Project").

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

3. General Contractor entered into the Subcontract on **8/23/2011** with the full knowledge, consent, and authorization of Owner. The Owner knowingly permitted the General Contractor to enter into the Subcontract with Claimant.

4. Claimant completed its work under its contract on **9/6/2011**, which entailed **Installation of new aluminum doors** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$50,650.00)** which principal amount bears interest at the statutory rate of ten 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

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other consideration due or to become due from the Owner under said contract, in the amount of (\$50,650.00) 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>\$50,650.00</b>
B. Change Orders	<b>\$0.00</b>
C. Adjusted Based Contract	<b>\$50,650.00</b>
D. Amount Paid to Date (Credit)	<b>\$0.00</b>
E. Value of Lienable Work Performed As To Date of Completion	<b>\$50,650.00</b>
F. Statutory 10% Interest	<b>\$624.45</b>
<b>Total Principal Amount of Lien</b>	<b>\$51,274.45</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 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.

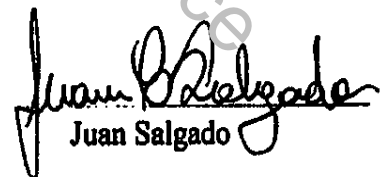
7. At all relevant times Owner was aware that Claimant was providing labor and materials for the benefit of the Project and the Property.

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, **Juan Salgado**, being first duly sworn, on oath deposes and states that he is the agent of **CSC Glass, 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: \_\_\_\_\_

  
Juan Salgado

Subscribed and sworn to before me on this Twenty-first Day of October of 2011.

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Notary Public

A handwritten signature in cursive script, appearing to read "Maria D. Castelo", written over a horizontal line.

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### TRACT 1:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CATHOLIC BISHOP OF CHICAGO, AS LESSOR, AND UNO CHARTER SCHOOL NETWORK, INC., AS LESSEE, DATED DECEMBER 2, 2005 AND AMENDED IN ITS ENTIRETY ON AUGUST 1, 2006, A MEMORANDUM OF SAID LEASE WAS RECORDED AUGUST 31, 2006 AS DOCUMENT 0624345088, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 20 YEARS BEGINNING JULY 1, 2006 AND ENDING JUNE 30, 2026.

THE NORTH 62.93 FEET OF LOTS 21 THRU 24, THE WEST 20.10 FEET OF THE NORTH 62.93 FEET OF LOT 20 AND THE EAST 1.07 FEET OF THE NORTH 62.93 FEET OF THE VACATED ALLEY LYING WESTERLY OF LOT 24 IN H.H. WALKERS SUBDIVISION OF BLOCKS 33, 34, 47 AND 48 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1641 W. 16<sup>th</sup> Street, Chicago, Illinois

Property Index Number: 17-19-403-001-0000

#### TRACT 2:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN: THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CATHOLIC BISHOP OF CHICAGO, AS LESSOR, AND UNO CHARTER SCHOOL NETWORK, INC., AS LESSEE, DATED JANUARY 24, 2006 AND AMENDED IN ITS ENTIRETY ON AUGUST 1, 2006, A MEMORANDUM OF SAID LEASE WAS RECORDED AUGUST 31, 2006 AS DOCUMENT 0624345089, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 10 YEARS BEGINNING JULY 1, 2006 AND ENDING JUNE 30, 2016.

THE WEST 17.25 FEET OF LOT 16, IN THE RESUBDIVISION OF LOTS 15 TO 24, INCLUSIVE, IN BLOCK 5 AND LOTS 37 TO 46, INCLUSIVE, IN BLOCK 6 IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1910 AS DOCUMENT NUMBER 4650426, IN COOK COUNTY, ILLINOIS

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ALSO

LOTS 31 THROUGH 34, LOT 35 (EXCEPT THE EAST 16 FEET THEREOF) AND LOT 36, AND THE NORTH 12.25 FEET OF VACATED ALLEY LYING SOUTHERLY OF LOTS 31 THROUGH 34 AND LOT 35 (EXCEPT THE EAST 16 FEET THEREOF), IN BLOCK 6, IN S.E. GROSS NORTHWEST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1887 AS DOCUMENT NUMBER 909367 IN COOK COUNTY, ILLINOIS.

Property Address: 3045 Francisco Ave. and 2845 W. Barry Ave., Chicago, Illinois

Property Index Number: 13-25-111-001-0000; 13-25-111-002 and 13-25-111-003-000

TRACT 3:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CATHOLIC BISHOP OF CHICAGO, AS LESSOR, AND UNO CHARTER SCHOOL NETWORK, INC., AS LESSEE, DATED NOVEMBER 17, 2004 AND AMENDED IN ITS ENTIRETY ON AUGUST 1, 2006, A MEMORANDUM OF SAID LEASE WAS RECORDED AUGUST 31, 2006 AS DOCUMENT 0624345090 WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING JULY 1, 2004 AND ENDING JUNE 30, 2009.

THE SOUTH 53 FEET OF THE WEST 5 AND ½ FEET OF LOT 16, LOT 17 (EXCEPT THE EAST 4 FEET OF THE NORTH 75 FEET THEREOF) AND LOTS 18 TO 25 IN C.H. AND L.J. MCCORMICK'S SUBDIVISION OF BLOCK 6 IN SAMUEL J. WALKER'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2651 W. 23<sup>rd</sup> Street, Chicago, Illinois

Property Index Number: 16-25-207-045-0000