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SUBCONTRACTORS CLAIM FOR LIEN
STATE OF ILLINOIS COUNTY OF COOK



Doc#: 1201356028 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/13/2012 11:31 AM Pg: 1 of 4

STATE OF ILLINOIS)
COUNTY OF COOK SS

Selena Group Corporation
Claimant
-VS-
UHS of Hartgrove, Inc. &
JPMorgan Chase Bank, N.A. & Alpa
Construction Inc. & Unknown Owners

(Reserved for Recorder's Use Only)

Defendant

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$108,981.00 (One Hundred Eight Thousand Nine Hundred Eighty One Dollars and 00/100 Cents)

The Claimant Selena Group Corporation
of 3407 N. Harlem Ave. Chicago IL 60634 County of Cook State of Illinois hereby file \$ a notice
and Claim for Lien against Alpa Construction Inc.

Contractor of 6767 N. Milwaukee Ave., Ste 206, Niles IL 60714 County of Cook State of Illinois,
and UHS of Hartgrove, Inc. & JPMorgan Chase Bank, N.A. & Unknown Owners
owner of 520 N. Ridgeway Ave., Chicago IL 60624

County of Cook State of Illinois

That on the 18th day of August 2011 said last named person
were the owner \$ of the following described land
in the County of Cook State of Illinois to wit: See attached copy of legal
description.

in Section 11th Township 39 NORTH Range 13 EAST and
Alpa Construction Inc. was the Contractor for the improvement thereof.

PERMANENT INDEX NUMBER 16-11-122-006, 007, 015 TO 022, 028 TO 034, 048 and 049, VOL. 552

Property Address 520 N. Ridgeway Ave., Chicago IL 60624

That on the 16th day of September 2010 said Contractor entered into verbal agreement with the Claimant
and that on 25th day of August 2011 said Contractor entered into written agreement with the Claimant to
do demolition

for and in said improvement, and that. on the 17th day of November 2011

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SUBCONTRACTOR'S CLAIM FOR LIEN

(Rev. 02)

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the Claimant _____ completed thereunder (2) All work to be required to be done under the contract to the sum of \$210,491.00 (Two Hundred Ten Thousand Four Hundred Ninety One Dollars 00/100 Cents)

*That, at the special instance and request of said Contractor _____, the Claimant _____ furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ 6,490.00 as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit _____ and did complete the same on the 17th day of November A.D. 20 11

That neither said owner, nor his agent, architect or superintendent can, upon reasonable diligence, be found in said County so as to serve upon either of them personally a notice hereof in accordance with the statute in such cases made and provided.

That said Contractor S entitled to credits on account thereof as follows: \$ 108,000.00 (One Hundred Eight Thousand Dollars and 00/100 Cents)

leaving due, unpaid and owing to the Claimant _____ after allowing all credits, the sum of \$ \$108,981.00 for which, with interest, the Claimant _____ claim a lien on said land and improvements, against said Contractor S and owner S

Signature Sergei Krainiy
Sergei Krainiy, President of Selena Group Corporation
(If a firm, sign firm name.)

(1) State what the claimant _____ was to do (2) "All required said contract to be done;" or "delivery of materials to the value of \$ _____" or "labor to the value of \$ _____" as fully set forth in an account thereof, herewith filed and made part hereof, marked Exhibit _____
* if extras, fill out; if no extras, strike out.

Mail to:
Name Greystone Recovery Group, Corp.
Address 6150 N. Milwaukee Avenue
City Chicago IL 60646

This instrument prepared by:
Name Adam P. Czaplonis - Attorney at Law
Address 6150 N. Milwaukee Avenue
City Chicago IL 60646

STATE OF ILLINOIS
COUNTY OF COOK) SS

The Affiant Sergei Krainiy,

being first duly sworn on oath deposes and says, that he is President of Selena Group Corporation

of the Claimant _____ that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

Subscribed and sworn to before me this 17th day of November A.D. 20 12

Sergei Krainiy
Notary Public

NOTICE THIS DOCUMENT IS SENT FOR THE PURPOSE OF COLLECTING A CONSUMER DEBT.



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GREATER ILLINOIS TITLE COMPANY

120 N. LA SALLE, STE 900, CHICAGO, IL 60602 (312)236-7300 FAX: (312)236-0284

January 9, 2012

GREYSTONE GROUP
6150 NORTH MILWAUKEE AVENUE
CHICAGO, IL 60646

RAPID TITLE SERVICES

ATTN:

RE: TRACT SEARCH: RTS PRIME
ORDER NUMBER: 1301 009026520 GITL
CUSTOMER REFERENCE: 520 N. RIDGEWAY AVE
CHICAGO, IL

DEAR VALUED CUSTOMER:

WITH REGARD TO OUR SEARCH OF THE AFORESAID PROPERTY, LEGALLY DESCRIBED AS:

PARCEL 1: LOTS 6, 7, 8, 9, 11, 12 AND 20 TO 30 AND LOTS 40 AND 41 IN BLOCK 12 IN DIVEN'S SUBDIVISION OF BLOCKS 12 AND 14 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 TO 9, INCLUSIVE, IN HOGUE'S SUBDIVISION OF LOTS 13 TO 19 INCLUSIVE IN DIVEN'S SUBDIVISION OF BLOCK 12 IN W.J. MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 10 IN BLOCK 12 IN DIVEN'S SUBDIVISION OF BLOCKS 12 AND 14 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 31 AND 32 IN BLOCK 12 IN DIVEN'S SUBDIVISION OF BLOCKS 12 AND 14 IN MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EFFECTIVE DATE: 12/27/11

A. WE HEREBY CERTIFY THAT UHS OF HARTGROVE, INC., IS/ARE THE GRANTEE(S) IN THE LAST RECORDED CONVEYANCE OF SUBJECT LAND, WHICH WAS BY A SPECIAL WARRANTY DEED DATED 4/15/99 AND RECORDED 4/22/99 AS DOCUMENT NO. 99385743. (AFFECTS LAND AND OTHER PROPERTY)

B. THE FOLLOWING ITEMS ARE OF RECORD AND NOTED FOR YOUR INFORMATION:

- C
1. MORTGAGE DATED 12/30/10 AND RECORDED 1/24/11 AS DOCUMENT NO. 1102418015 MADE BY UHS OF HARTGROVE, INC. TO JPMORGAN CHASE BANK, N.A., TO SECURE AN INDEBTEDNESS OF \$900,000.00.
 2. TAX NO. 16-11-122-006, 007, 015 TO 022, 028 TO 034, 048 AND 049, VOL. 552.

THE WITHIN REPORT CONTAINS INFORMATION OBTAINED FROM PRIVATE LAND RECORDS OR FROM



UNOFFICIAL COPY

GREATER ILLINOIS TITLE COMPANY

120 N. LA SALLE, STE 900, CHICAGO, IL 60602 (312)236-7300 FAX: (312)236-0284

THOSE PUBLIC RECORDS WHICH BY LAW IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE LAND AND WHICH ARE REQUIRED BY LAW TO BE MAINTAINED IN PUBLIC OFFICES IN THE COUNTY IN WHICH THE LAND IS SITUATED. EASEMENTS, RIGHTS OF WAY OR SIMILAR NON-POSSESSORY INTEREST, HOWEVER, ARE NOT REPORTED. THE INFORMATION REPORTED IS LIMITED TO THE PERIOD DURING WHICH THE CURRENT OWNER HAS HELD TITLE, AS REFLECTED ABOVE, AND IS PROVIDED FOR THE BENEFIT OF THE NAMED PARTY ONLY. THIS REPORT IS NOT INTENDED TO BE, NOR SHALL IT BE DEEMED TO BE, A LEGAL OPINION OF TITLE OR ANY FORM OF TITLE INSURANCE AND SHOULD NOT BE RELIED UPON AS SUCH. LIABILITY FOR NEGLIGENCE HEREUNDER IS LIMITED TO ACTUAL LOSS SUSTAINED BUT IN NO EVENT MORE THAN \$500.00.

CHARLES FAPP
SENIOR EXECUTIVE VICE-PRESIDENT

REFER INQUIRIES TO:
RAPID TITLE SERVICES
(312) 236-7300 EXT 44743 - COOK (630) 462-7800 - OTHER

Property of Cook County Clerk's Office