

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

ORIGINAL CONTRACTOR'S  
CLAIM FOR LIEN

IN THE OFFICE OF THE  
RECORDER OF DEEDS,  
COOK COUNTY, ILLINOIS



Doc#: 1202529092 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2012 03:14 PM Pg: 1 of 5

## NOTICE AND CLAIM FOR LIEN

The undersigned Lien Claimant ("Primary Contractor") **PETER FLOORING, INC** of 4100 N. Plainfield Ave, Chicago, IL 60634 as described defined below, of Cook County, Illinois, hereby files an Original Contractor's Claim for Mechanics Lien 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 **SEPTEMBER 30, 2011**;
- B. WHEREBY, on or about **SEPTEMBER 30, 2011**, the Property Owner made a written contract with the Lien Claimant and the Property Owner knowingly permitted the work to be performed without protest and who has agreed to pay Lien Claimant if he finished his work where the Lien Claimant undertook the following improvements to the Subject Property under which Claimant agreed to provide all necessary labor, materials, and work to **2015 N. Racine Avenue Chicago, Illinois 60614**. Lien Claimant performed all of the work it was required to perform pursuant to the contract specifically, refinishing hardwood flooring including pre-stain, custom staining and floor finishing and removal and disposal of debris on the following floors: on the first floor refinished hardwood flooring in the, living, dining, family, hall, and powder room, including all closet areas; on the second floor refinished hardwood flooring in, four bedrooms, halls, including all closet areas; refinished hardwood flooring on the third floor which included the master bedroom, office, hallway, powder room quarters including all closets, and staircase with 51 steps, and other work improving the real property.
- C. WHEREBY, the Lien Claimant's last day of work was on or about **DECEMBER 01, 2011**;
- D. WHEREBY, the such improvements, increased the value and quality of the Property to the benefit of the Property Owner;
- E. WHEREBY, the Lien Claimant has fully performed pursuant to the contract.
- F. WHEREBY, the ("Property Owner") **JUSTIN O'MICHAEL FOX and ASHLEY A. FOX** hired the Lien Claimant through a written contract to pay the sum of Ten Thousand Dollars and 00/100 Cents (\$10,000.00). Property Owner is entitled to a credit of Seven Thousand

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Dollars and 00/100 (\$7,000.00) for payments. Thereby leaving the principal amount due (excluding costs and interests) and owing Three Thousand Dollars and 00/100 Cents (\$3,000.00). As of the date hereof, Claimant remains unpaid for its work at the Project and there is no reasonable basis for failure to pay Lien Claimant. The undersigned claims a lien therefore against the above described property, against your interest therein, and all persons interested herein and against any money or other considerations due. Lien Claimant also claims interest of 10% interest and fees incurred pursuant to 770 ILCS 60/1(a) of the Illinois Lien Act.

Total Work Labor:	\$ 10,000.00
Extras:	\$ 0.00
Credits Due:	<u>\$ 7,000.00</u>
Balance Due:	\$ 3,000.00

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

Commonly known as: **2015 N. Racine Avenue Chicago, Illinois 60614**

Identified by PIN as: **14-32-221-013-0000**

H. Legally described as:

**LOT 30 IN SUB BLOCK 7 IN JAMES MORGAN  
SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼  
OF BLOCK 10 IN SHEFFIELD ADDITION TO CHICAGO  
(EXCEPT FROM SAID PREMISES THAT PART TAKEN  
FOR ALLEY) IN SECTION 32, TOWNSHIP 40 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.**

I. The "Lien Claimant" "Primary Contractor" is:

1. Name: Peter Flooring, Inc  
Street Address: 4100 N. Plainfield Avenue  
City, State, ZIP: Chicago, Illinois 60634

J. The "Property Owner" is:

1. Name: Justin O'Michael Fox and Ashley A. Fox  
Address: 2015 North Racine Avenue  
City, State, ZIP: Chicago, Illinois 60614

K. Other known contact addresses for subject property with "Principal Office - 2015 North Racine Chicago, IL 60614"

1. Name: Fox Property and Development LLC  
Contact Person: Maureen C. Pikarski (*registered agent*)  
Address: 303 West Madison St, Ste 1800  
City, State, ZIP: Chicago, Illinois 60606

2. Name: Fox Trading LLC  
Contact Person: Sander D Levin (*registered agent*)  
Address: 20 North Wacker Drive  
City, State, ZIP: Chicago, Illinois 60606

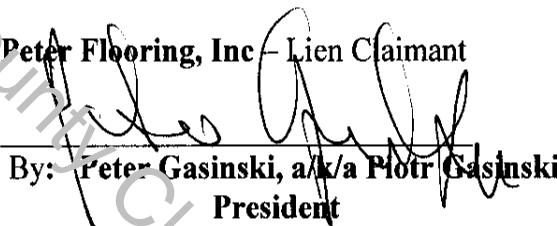


**UNOFFICIAL COPY****L. The Lender and Mortgage Holder is:**

1. Name: Astoria Federal Mortgage Corp.  
 Contact Person: Manager  
 Address: 211 Station Road, 6<sup>th</sup> Floor  
 City, State, ZIP: Mineola, New York 11501  
 Loan No. 770159107  
 Document No. 1019449015  
 Document No. 0633333023
  
2. Name: Astoria Federal Mortgage Corp. *2<sup>nd</sup> Known Address*  
 Contact Person: Manager  
 Address: 2000 Marcus Avenue  
 City, State, ZIP: Lake Success, New York 11042  
 Document No. 0633333023

WHEREFORE, 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 as a consequence of the improvements, and upon the materials provided, against the interests of the Property Owner, and any Others that may have interest in the Property.

**Peter Flooring, Inc - Lien Claimant**

By:   
**Peter Gasinski, a/k/a Piotr Gasinski**  
**President**

**“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”**



**UNOFFICIAL COPY****SERVICE LIST**

1. Justin O'Michael Fox and Ashley A. Fox (*Owners of Property*)  
2015 North Racine Avenue  
Chicago, Illinois 60614
2. Fox Property and Development LLC (*Other known contact addresses for  
subject property with "Principal Office -  
2015 North Racine Chicago, IL 60614"*)  
Maureen C. Pikarski (registered agent)  
303 West Madison St, Ste 1800  
Chicago, Illinois 60606
3. Fox Trading LLC (*Other known contact addresses for  
subject property with "Principal Office -  
2015 North Racine Chicago, IL 60614"*)  
Sander D Levin (registered agent)  
20 North Wacker Drive  
Chicago, Illinois 60606
4. Astoria Federal Mortgage Corp. (*Mortgagor*)  
Manager  
211 Station Road, 6<sup>th</sup> Floor  
Mineola, New York 11501
5. Astoria Federal Mortgage Corp. (*Mortgagor*) 2<sup>nd</sup> Known Address  
2000 Marcus Avenue  
Lake Success, New York 11042

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