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**GENERAL CONTRACTOR'S
CLAIM FOR MECHANICS LIEN**

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)



Doc#: 1401313025 Fee: \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2014 01:59 PM Pg: 1 of 3

CHICAGO BUILDING DESIGN, P.C. ("CLAIMANT")

Re: 2135 N. Milwaukee Ave.,
Chicago, IL 60647
("PREMISES")

v.

2117 - 2139 N. MILWAUKEE PROPERTY, LLC ("OWNER")
d/b/a CONGRESS CORPORATION
PNC BANK, N.A. AS SUCCESSOR TO NATIONAL CITY BANK ("LENDER 1")
BANK OF AMERICA, N.A. ("LENDER 2")
AMALGAMATED BANK OF CHICAGO ("LENDER 3")

CLAIMANT, an Illinois professional corporation, located at 220 W. Huron, Suite 3001, Chicago, IL 60654 hereby files its Claim for Lien against OWNER of 2135 N. Milwaukee Ave., Chicago, IL 60647, and any persons claiming to be interested in the PREMISES, and states:

1. On , January 10, 2014 prior thereto and subsequently, OWNER owned fee simple title to the PREMISES located in Cook County, Illinois, the legal description of which is:

PARCEL 1

LOTS 14 TO 18 BOTH INCLUSIVE (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) OF JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN THE SUBDIVISION BY JOHN GRAY, GUARDIAN OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THAT PART NORTH OF MILWAUKEE PLANK ROAD OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO

PARCEL 2

THE VACATED ALLEY EAST OF AND ADJOINING LOTS 14 TO 18 BOTH INCLUSIVE (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) IN JAMES M. ALLEN'S SUBDIVISION AFORESAID, ALSO

PARCEL 3

LOTS 12 TO 15 BOTH INCLUSIVE (EXCEPT THE LAST 3 FEET OF SAID LOT 15 AND EXCEPT THAT PART LYING IN MILWAUKEE AVENUE) IN GRAY'S SUBDIVISION OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THE NORTHEAST ¼ LYING NORTH OF MILWAUKEE PLANK ROAD OF

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SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO

PARCEL 4

THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15 BOTH (EXCEPT THE EAST 3 FEET OF SAID LOT 15) IN GRAY'S SUBDIVISION AFORESAID, ALSO

PARCEL 5

LOTS 11 TO 15 BOTH INCLUSIVE OF (EXCEPT THE EAST 3 FEET OF EACH OF SAID LOTS) IN HERMAN PAPSIEU'S SUBDIVISION OF LOT 19 (EXCEPT THE NORTH 60 FEET THEREOF) IN JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN THE SUBDIVISION BY JOHN GRAY, GUARDIAN OF 8 ACRES NEXT EAST OF AND ADJOINING THE WEST 35.62 ACRES ABOVE-MENTIONED, ALL IN COOK COUNTY, ILLINOIS

P.I.Ns. 13-36-221-017-0000
13-36-221-031-0000
13-36-221-032-0000

3. On or about October 15, 2012, Congress Corporation made an oral contract with CLAIMANT whereby CLAIMANT was to provide architectural design and consultation services for the performance of improvements to the PREMISES; thereafter CLAIMANT completed all of its obligations pursuant to said contract on or about September 12, 2013 for the value of the original contract amount of \$42,995.20 plus the value of extras in the amount of \$11,312.50.

4. To date, despite due demand for payment, CLAIMANT remains unpaid for said work and after all due credits in the amount of \$30,792.50, the amount left due, unpaid and owing to CLAIMANT is \$23,515.20, for which amount, plus interest and collection costs, including reasonable attorney's fees, CLAIMANT claims a lien on the PREMISES and improvements thereon, and on any monies due or to become due to CONTRACTOR or any other party from OWNER for said project.

CHICAGO BUILDING DESIGN, P.C..

By: 


Jeremiah Johnson

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AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

The affiant, Jeremiah Johnson, being first duly sworn on oath, deposes and says that he is the president of CHICAGO BUILDING DESIGN, P.C., the lien claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements contained therein are true.



 Jeremiah Johnson

Subscribed and Sworn to before me
 This 10th day of January, 2014.



 Notary Public



Prepared by and after recording return to:

THOMAS D. CARROLL
 LEMA A. KHORSHID
 FUKSA KHORSHID, LLC
 70 W. Erie, 2nd Floor
 Chicago, IL 60654

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