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## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN



Doc#: 1521744012 Fee: \$32.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2015 11:23 AM Pg: 1 of 4

Above Space

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

Claimant, Complete Building Maintenance Co., an Illinois corporation ("Claimant"), with an address at 702 Western Avenue, Lombard, DuPage County, Illinois, hereby files its original contractor's claim for mechanics lien on the Real Estate (as hereinafter described and defined) against the interest of 3701 W. 128<sup>th</sup> LLC, an Illinois limited liability company ("Owner"), and any person claiming an interest in the Real Estate by, through, or under Owner.

Claimant states as follows:

1. Since on or before October 8, 2014 and subsequently, Owner owned fee simple title in the real estate commonly known as 3701 W. 128<sup>th</sup> Place, Alsip, Cook County, Illinois, including all land and improvements thereon (the "Real Estate") and legally described as follows:

See legal description attached hereto as Exhibit A.

2. The permanent index numbers for the Real Estate are as follows:

24-35-100-036-0000; 24-35-101-034-0000; 24-35-101-036-0000; 24-35-101-038-0000;

24-35-101-040-0000

3. Claimant entered into a written contract ("Contract") on or about October 24, 2014 with Brennan Management, LLC, an Illinois limited liability company ("Brennan Management"), as signed by Mary Crandall of Brennan Management. Under the Contract, Claimant agreed to

  
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provide the materials and labor necessary for various roof repairs as itemized therein, including 6 units under item #5 of said Contract, on a roofing area referred to as "Roof C & D," located on the Real Estate, all for the sum of \$10,035.

4. The Contract was entered into by Brennan Management as Owner's agent.

5. The Contract work was performed with the knowledge, authorization and/or consent of Owner.

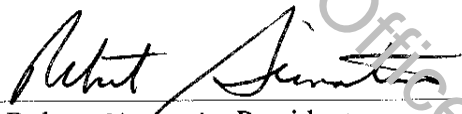
6. Claimant completed all work under the Contract on December 20, 2014. Thereafter, Owner and/or Owner's agents failed to make any payment for the work completed and invoiced under the Contract.

7. As of the date hereof, there being no offsets or credits, there is due, unpaid, and owing to Claimant, the principal sum of \$10,035, which principal sum bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien hereunder on the Real Estate (including all land and improvements thereon) in the amount of \$10,035 plus interest.

8. Claimant revokes any waiver of rights for which claimant has not received payment.

Dated: July 31, 2015

Complete Building Maintenance Co.

By:   
Robert Gianatasio, President

**This document has been  
Prepared by and after  
Recording should be returned to:**

Thomas E. Baltz  
Grey, Grey, & Baltz, P.C.  
1 North LaSalle Street, Suite 1100  
Chicago, IL 60602  
Counsel for Complete Building Maintenance Co.

**PIN:** 24-35-100-036-0000; 24-35-101-034-0000; 24-35-101-036-0000; 24-35-101-038-0000;  
24-35-101-040-0000

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## EXHIBIT A

*(Legal Description of Property)*

Land and improvements situated in Cook County, Illinois:

### PARCEL 1:

THE NORTH 364 FEET OF THE FOLOWING, TAKEN AS A TRACT:

LOT 9, EXCEPT THE WEST 67.58 FEET THEREOF AND LOTS 10, 11 AND 12 IN BLUE ISLAND GARDENS SUBDIVISION OF THE FOLLOWING DESCRIBED TRACT:

THE NORTHWEST QUARTER (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THE WEST 1/11 FEET OF THAT PART OF SAID NORTHWEST QUARTER LYING WEST OF SAID EAST 20 ACRES), IN SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 3 IN ALSIP INDUSTRIAL PARK UNIT 2 BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

A PARCEL OF LAND IN PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN ALSIP INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ACCORDING TO THE PLAT THEREOF RECORD MAP 19, 1968 AS DOCUMENT 20464384; THENCE NORTH 00 DEGREES 00 MINUTES WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 441.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE SOUTH LINE OF WEST 128TH PLACE IN SAID ALSIP INDUSTRIAL PARK UNIT 2; THENCE NORTH 89 DEGREES 27 MINUTES 40 SECONDS WEST ALONG SAID SOUTH LINE OF WEST 128TH PLACE, A DISTANCE OF 6.97 FEET; THENCE SOUTH 11 DEGREES 17 MINUTES 20 SECONDS WEST, A DISTANCE OF 158.51 FEET TO A POINT 38.00 FEET OF THE WEST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ALONG A LINE PARALLEL WITH AND 38.00 FEET WEST OF THE WEST LINE OF SAID LOT 3, A DISTANCE OF 285.92 FEET TO THE SOUTH LINE OF SAID LOT 3 EXTENDED WEST (ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35); THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED WEST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY TAX INDEX # 24-35-100-036-0000;  
101-036-0000; 24-35-101-038-0000; 24-35-101-040-0000.


24-35-101-034-0000; 24-35-

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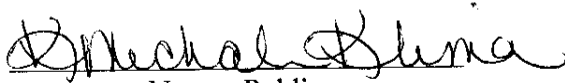
## VERIFICATION

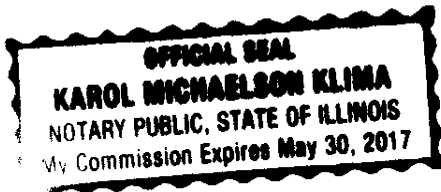
STATE OF ILLINOIS            )  
   ) SS:  
 COUNTY OF COOK                )

Robert Gianatasio, being first duly sworn on oath, states that he is president of Claimant, Complete Building Maintenance Co., an Illinois corporation, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.

  
 \_\_\_\_\_  
 Robert Gianatasio

Subscribed and sworn to before me  
 this 21st day of July, 2015

  
 Notary Public



Property of Cook County Clerk's Office