

# UNOFFICIAL COPY



STATE OF ILLINOIS     )  
                                      ) ss  
COUNTY OF COOK     )

Doc#: 1604010079 Fee: \$32.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/09/2016 02:41 PM Pg: 1 of 4

**MECHANIC'S LIEN**  
**CLAIM PURSUANT TO**  
**ILLINOIS COMPILED**  
**STATUTES CHAPTER 770**  
**SEC. 60/0.01 ET. SEQ.**

To:

Bullish Enterprises LLC  
c/o Anthony Marshiano  
161 N. Clark St., #4700  
Chicago, IL 60601

Lakeside Bank  
c/o any agent  
55 W Wacker Drive,  
Chicago, IL 60601

Robbyn Masters Estates LLC  
c/o Richard Kim  
450 W. Waterside Drive,  
Unit 2406,  
Chicago, IL 60601

The Claimant, **Schiller Development Inc.**, an Illinois Corporation, of the City of Chicago, County of Cook and State of Illinois, hereafter referred to as "Claimant", hereby files its Claim for Mechanics Lien against Owner(s), **Bullish Enterprises LLC and Robbyn Masters Estates LLC** hereafter collectively referred to as "Owner" and **Lakeside Bank**, hereafter referred to as "Lender", of the property located at 1840 W. Nelson, in the City of Chicago, County of Cook, and State of Illinois, and states and avers on oath as follows:

1. That on or about September 10, 2014, the Owner(s), owned the following described property as to the following land and improvements ("the Property") in the City of Chicago, County of Cook and State of Illinois, to wit:

\*\*\*SEE ATTACHED\*\*\*

Permanent Real Estate Index No.: 14-30-209-021-0000

Address(es) of Property: 1840 W. Nelson, Chicago, Illinois 60657

2. That on or about September 19, 2014, Claimant contracted with Owner ("Contract") to provide all necessary labor, material, and services as general contractor to erect and/or rehab a single family residence on the Real Estate for the original contract

# UNOFFICIAL COPY

amount of \$518,000, which was later increased to \$547,500.00.

3. On December 16, 2015, the last date on which Claimant provided such labor and material, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under contract.

4. That after allowing for all just credits and payments there remains that sum of **Five Thousand One Hundred Eighty-Five Dollars (\$5,185.00)** rightfully due and owing Claimant, for which the Claimant claims a lien, with interest at a rate of ten (10%) percent from the last date of work, all pursuant to Illinois Statute, on said land and improvements, and on the monies or other considerations due or to become due from the Owner under said contract against Owner.

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

Dated: February 9, 2016

Respectfully submitted,  
Schiller Development Inc.,

By:

  
Jaroslaw Pietrzyk, President

# UNOFFICIAL COPY

## VERIFICATION

STATE OF ILLINOIS     )  
                                       )  
 COUNTY OF COOK)

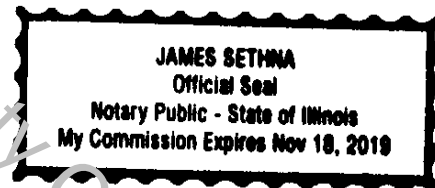
The affiant, Jaroslaw Pietrzyk, President of Schiller Development Inc., being first duly sworn, on oath deposes and says that the affiant is President of the Claimant and has personal knowledge of the contract and of the job described in this lien; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.

  
 Jaroslaw Pietrzyk

Subscribed and sworn to before me  
 this 9th day of February, 2016

  
 Notary Public

SEAL



THIS INSTRUMENT PREPARED BY AND  
 SHOULD BE RETURNED BY MAIL TO:  
 Daniel G. Lauer & Assoc., PC  
 1424 W. Division St.  
 Chicago, IL 60642-3360

# UNOFFICIAL COPY

## EXHIBIT A (LEGAL DESCRIPTION)

LOT 108 IN SAMUEL BROWN, JR'S BELMONT AVENUE SUBDIVISION IN THE  
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS 1840 W. NELSON ST., CHICAGO IL 60647