

# UNOFFICIAL COPY

MECHANIC'S LIEN:

**CLAIM**

Doc#: 1614639135 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/25/2016 09:26 AM Pg: 1 of 3

STATE OF ILLINOIS        }  
  }  
COUNTY OF Cook        }

PMJ CONTRACTING, INC.

**CLAIMANT**

-VS-

Pershing Road Express, LLC  
Chicago Title Land Trust Company Trust #10-2839 dated 1-4-2016  
Ridgestone Bank  
JOHN BALZANO AND DAVID MARANO INDIVIDUALLY AND DBA J & J EXPRESS CAR WASH

**DEFENDANT(S)**

The claimant, **PMJ CONTRACTING, INC.** of Barrington, IL, 60010 County of **Lake**, hereby files a claim for lien against **John Balzano and David Marano Individually and dba J & J Express Car Wash**, contractor of 3900 S. Wallace, Chicago, IL and **Pershing Road Express, LLC** Chicago, IL 60616 {hereinafter referred to as "**Current Owner(s)**"} and **Chicago Title Land Trust Company Trust #10-2839 dated 1-4-2016 (Previous Owner)** Chicago, IL 60603 and **Ridgestone Bank** Elm Grove, WI 53122 {hereinafter referred to as "**lender(s)**"} and any persons claiming an interest in the premises herein and states:

That on **5/26/2015**, the said Previous Owner owned the following described land and that on 3/8/2016 conveyed said described land to the Current Owner under Document #1606849066 recorded in the County of **Cook**, State of Illinois to wit:

Street Address:        **J & J Express Car Wash 3900 S. Wallace Chicago, IL 60609**

A/K/A:                 **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A:                 **Tax# 20-04-103-004**

and **John Balzano and David Marano Individually and dba J & J Express Car Wash** was the contractor for the improvement thereof. That on or about **5/26/2015**, said contractor made a contract with the claimant to provide **labor and materials for electrical load calculations, outdoor lighting details and general contracting work** for and in said improvement, and that on or about **2/11/2016** the claimant last performed under said contract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$961,500.00
Change Orders/Extras	\$ .00
Credits	\$ .00
Work Not Performed	\$939,200.00
Payments	\$2,000.00
Total Balance Due	\$20,300.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Twenty Thousand Three Hundred Dollars and 00/100 (\$20,300.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or previous owner and/or current owner under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on May 11, 2016.

**PMJ CONTRACTING, INC.**

  
Joseph Melynychuk President

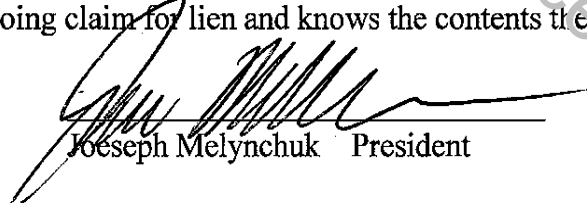
Prepared By:

**PMJ CONTRACTING, INC.**  
**22531 N. Trillium Court,**  
**Barrington, IL 60010**

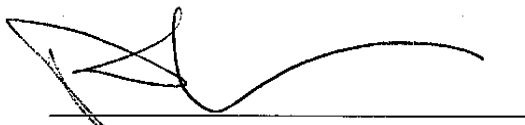
**VERIFICATION**

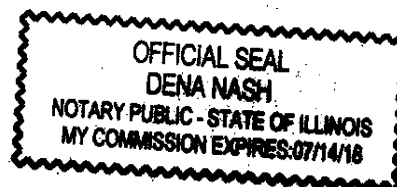
State of IL  
County of Lake

The affiant, Joseph Melynychuk, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

  
Joseph Melynychuk President

Subscribed and sworn before me this May 11, 2016.

  
Notary Public's Signature



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## EXHIBIT "A"

### LEGAL DESCRIPTION

THE NORTH 250 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
ALL THAT PART OF BLOCK 1 IN SUPERIOR COURT SUBDIVISION OF THE WEST  
HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND EAST  
OF A STRIP OF LAND 15 FEET IN WIDTH IN SAID BLOCK 1, OCCUPIED BY THE  
CHICAGO JUNCTION RAILWAY COMPANY'S RIGHT OF WAY FOR SWITCH TRACK  
CONNECTIONS WITH ITS MAIN LINE RIGHT OF WAY THE CENTER LINE OF SAID  
STRIP IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE  
OF SAID BLOCK 1, THAT IS 132.75 FEET EAST OF THE WEST LINE OF SAID BLOCK 1;  
THENCE SOUTH ON A LINE PARALLEL WITH AND 132.75 FEET EAST OF THE WEST  
LINE OF SAID BLOCK 1, 397.55 FEET TO A POINT; THENCE IN A SOUTHEASTERLY  
DIRECTION ON A TANGENTIAL CURVED LINE, CONVEX TO THE SOUTHWEST,  
HAVING A RADIUS OF 200 FEET, TO ITS INTERSECTION WITH THE NORTH RIGHT  
OF WAY LINE OF THE CHICAGO JUNCTION RAILWAY COMPANY, 17.17 FEET WEST  
OF THE EAST LINE OF SAID BLOCK 1, IN COOK COUNTY ILLINOIS.  
CONTAINS 31,680 SQ. FT

Office of Cook County Clerk's Office