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MAIL TO →

LEO KERYCZYNSKYJ

ATTORNEY AT LAW

201 N. WELLS ST., SUITE 1206

CHICAGO, ILLINOIS 60606

(312) 263-0784



GENERAL
~~MECHANICS~~ LIEN

86300233

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

The Claimant, **BARANYK-POPOWYCH, LTD.**, an Illinois Corporation, of Park Ridge, County of Cook, State of Illinois, hereby files a claim for lien against Lorraine P. Derus, (hereinafter referred to as "owner"), of Cook County, Illinois, and states:

That on April 9th, 1986, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

Lot 1 in Block 8 of Wolcott's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the 3rd Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index number: 17-09-255-025-0000

TJ

Address of premises: 6-8 West Hubbard Street, Chicago, Illinois.

That on April 9th, 1986, Jim Jenowiak entered into an oral agreement with Ed Schwartz of Sherwin Real Estate, who was representing owner, to purchase said premises; That on April 14th, 1986, a written memorandum/contract of the oral agreement was submitted by Jim Jenowiak to Ed Schwartz in person and that at no time was any information given to Jim Jenowiak by Ed Schwartz that would indicate that the oral agreement and the written contract were not accepted by owner; That on May 29th, 1986, Jim Jenowiak received a revised contract from the Attorney representing the owner, which was promptly signed and returned by Jim Jenowiak to said Attorney of owner; That due to the representations given to Jim Jenowiak by both the Attorney and Ed Schwartz, that Jim Jenowiak was in fact the sole purchaser and that the contract had in fact been accepted by the owner, Jim Jenowiak entered into a contract with **BARANYK-POPOWYCH, LTD.**, for the purposes of obtaining professional services;

That from April 14th, 1986 to July 14th, 1986, Claimant did in fact, provide professional services, specifically, Architectural and Engineering services, Structural Analysis, a Survey of the existing structure, and among other services, the preparation of plans and specifications for tenant reconstruction within the

PREPARED BY:
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building; that during the time these services were being provided on the premises of said building, the owner did not impede or hinder the activities, believing that Jim Jenowiak was in fact, the potential purchaser, who had hired the firm of **Baranyk-Popowych, Ltd.**

That there is due and unpaid and owing to the claimant, after allowing all credits, the balance of \$60,000.00 (Sixty-Thousand Dollars), for which, with interest, the Claimant claims a lien on said land and improvements.

BARANYK-POPOWYCH, LTD.
an Illinois Corporation,

by: Leo Keryczynskyj
LEO KERYCZYNSKYJ,
Their attorney.

STATE OF ILLINOIS, COUNTY OF COOK) ss.
)

The Affiant, Leo Keryczynskyj, Attorney at Law, being duly sworn, on oath deposes and says that he is the Attorney for the Baranyk-Popowych, Ltd., an Illinois Corporation, the claimant, in this matter; that he has read the foregoing claim for lien and knows the contents thereof, and that all of the statements therein contained are true.

Leo Keryczynskyj

Subscribed and sworn to before me this 17th day of July, 1986.

Robert D. [Signature]
NOTARY PUBLIC

Prepared by:
Leo Keryczynskyj, Attorney at Law
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COOK COUNTY RECORDER