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NOTICE AND CLAIM
FOR MECHANIC LIEN

. DEPT-01 RECORDING \$15.50
. T47777 TRAN 5140 01/07/97 10:41:00
. #7231 : RH *-97-012664
. COOK COUNTY RECORDER

IN THE OFFICE OF
THE RECORDER OF DEEDS
OF COOK COUNTY, ILLINOIS

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HALLMARK BUILDERS, INC..)
Claimant)
v.)
HERNANDO AND YASHIN)
FRANCO, COSMOPOLITAN)
BANK & TRUST CO., and)
unknown owners and)
unknown lien claimants)
Defendants)

"NOTICE TO OWNER:
Do not pay the Contractor for
this work or material
delivered unless you have
received from the Contractor
a waiver of lien by, or other
satisfactory evidence of
payment to the Contractor."

AMOUNT CLAIMED: \$10,000.00

The Claimant HALLMARK BUILDERS, INC., located at 3530 West Peterson Ave., Chicago, Cook County, Illinois, being a general contractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against HERNANDO AND YASHIN FRANCO, COSMOPOLITAN BANK & TRUST CO., and unknown owners and unknown lien claimants, for the construction project on the real estate commonly known as 4040 W. North Ave., Chicago, in the County of Cook, State of Illinois, and states:

That on about September 12, 1996, HERNANDO AND YASHIN FRANCO, were the OWNERS of record of the following described real property in the County of Cook, State of Illinois, to-wit:

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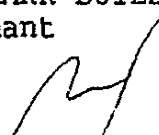
Lot 25 in Block 26 in Garfield, a subdivision of the South East 1/4 of Section 34 Township 40 North, Range 13 East of the 3rd Principal Meridian (except the West 307 feet of the North 631.75 feet and the West 333 feet of the South 1,295 feet thereof), in Cook County, Illinois.

Commonly known as: 4040 W. North Ave., Chicago, Ill.
P.I.N.: 13-34-429-032-0000

That on about September 12, 1996, CLAIMANT made a written contract with the OWNERS, by the terms of which contract CLAIMANT agreed to furnish material and labor for the remodelling of OWNER's residence, including tear-down and rebuild of stairwell, removal of south wall, build partition with door for kitchen, install steel security door, install commercial tile for floor, install downspout, install drywall and paint for storefront, install new floor on 3rd floor enclosed porch, remove 2nd floor roof, replace bricks on building front, sandblast and tuckpoint certain portions of building, and perform allied extras, for and in said improvement, and the OWNER agreed to pay CLAIMANT for said materials and labors the sum of \$13,000.00. Claimant performed its work according to the terms of the contract. On about December 2, 1996, the CLAIMANT last delivered materials and performed services on the project.

That said OWNER is entitled to certain credits on account, leaving unpaid, due and owing to the CLAIMANT the sum of TEN THOUSAND AND NO/100THS (\$10,000.00) DOLLARS as and for the contract work, for which, with interest, the CLAIMANT claims a lien upon said land and improvements, and on the monies or other considerations due or to become due from the OWNER.

HALLMARK BUILDERS, INC.
Claimant



One of Claimant's attorneys

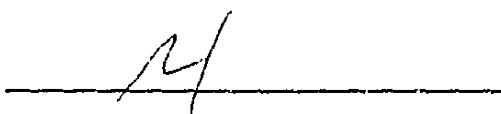
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STATE OF ILLINOIS)
) SS
COUNTY OF L A K E)

VERIFICATION

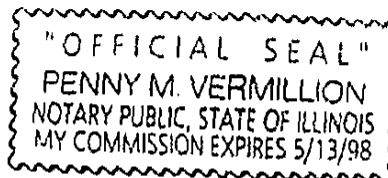
I, DAVID AXELROD, on oath state that I am one of the attorneys for HALLMARK BUILDERS, INC., Claimant herein; that I have read the foregoing, know the contents thereof, and state that all the statements contained therein are true and correct, to the best of my knowledge and belief.



Subscribed and sworn
to before me on
27 December 1996

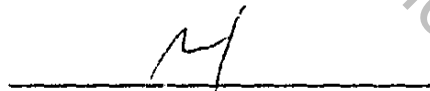


Notary Public



PROOF OF SERVICE BY MAIL

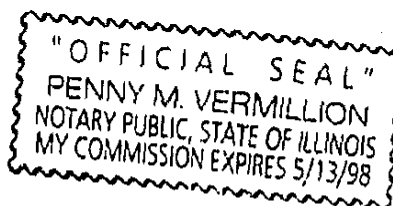
12-27th I, DAVID J. AXELROD, an attorney, on oath state that on said I served this Notice and Claim for Lien by mailing a copy of said Notice by Certified Mail, Return Receipt Requested, to HERNANDO AND YASHIN FRANCO, 4040 W. North Ave., Chicago, Il. 60639; Cosmopolitan BANK & TRUST CO., 801 N. Clark, Chicago, Il.; by depositing same in the U.S. Mail at Highland Park, Illinois, before 5:00p.m.



Subscribed and sworn
to before me on
27 December 1996



Notary Public



Goble & Axelrod 91787
1921 St. Johns, Suite 230
Highland Park, Il. 60035
(847) 432-6300

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