

Property of Cook County Clerk's Office

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

The claimant, BENCHMARK DRYWALL & ACOUSTIC, INC., an Illinois corporation (Claimant), with an address at 17 W 715 Butterfield Road, Suite C, Oakbrook Terrace, Illinois, hereby files its Subcontractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and against Capital Construction Group, Inc. (hereinafter referred to as "Contractor"), of 1400 E. Wolf Road, Wheeling, Illinois, Rosenwald School (hereinafter referred to as "Owner") of 5959 N. Sheridan Road, Chicago, Illinois, and any person or entity claiming an interest in the Real Estate by, through, or under the Owner, including Community Bank of Ravenswood, lienholder.

Claimant states as follows:

1. On or about June 25, 1996, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 2017-21 West Montrose, Chicago, Illinois, and legally described as follows (hereinafter referred to as "Real Estate"):

LOTS 9, 10, 11, 12 AND THE EAST 1/4 OF LOT 13 IN ELIZABETH NASLUND'S ADDITION TO CHICAGO BEING A SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 2 IN W.B. OGDEN'S SUBDIVISION OF <TSOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Capital Construction Group, Inc. was the Owner's contractor for the improvement of the Real Estate.

SYES
P3
M/K

UNOFFICIAL COPY

2. Claimant made a written contract dated September 7, 1997 (hereinafter "Contract"), with Capitol Construction Group, Inc., Contractor, under which Claimant agreed to provide all necessary labor, material, and work to furnish and install drywall and acoustic ceilings on the Real Estate for the original contract amount of \$98,500.00. A copy of the contract is attached hereto as Exhibit A.

3. The Owner authorized Capitol Construction Group, Inc. to enter into the Contract and/or the Owner knowingly permitted Capitol Construction Group, Inc. to enter into the Contract for the improvement of the Real Estate.

4. Claimant performed additional work in the amount of \$29,580.76 at the request of Capitol Construction Group, Inc. as an entity authorized by the Owner and/or knowingly permitted by the Owner as aforesaid. A copy of the change orders are attached hereto as Exhibit B.

5. Claimant completed all required to be done under the Contract and last performed work under the Contract on December 16, 1997, to the value of \$128,080.76.

6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$56,080.76, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$56,080.76 plus interest.

Dated: March 30, 1998

BENCHMARK DRYWALL & ACOUSTIC, INC.

BY: Gene Nargie
GENE NARGIE, President

This document has been prepared by
and after recording return to:

McVickers & Associates, Ltd.
2800 West Higgins Road Suite 205
Hoffman Estates, Illinois 60195
(847) 884-4825


PIN: 14-18-306-013-0000

UNOFFICIAL COPY

VERIFICATION

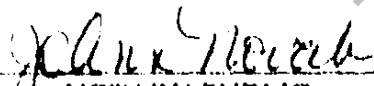
STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

GENE NARGIE, being first duly sworn on oath, states that he is President of Claimant, Benchmark Drywall & Acoustic, Inc., an Illinois corporation, that he is authorized to sign this Verification to the foregoing Subcontractor's Claim for Mechanics Lien, that he has read the Subcontractor's Claim for Mechanics Lien, and that the statements contained therein are true.



GENE NARGIE

SUBSCRIBED and SWORN TO
before me this 30 day of March,
1998.



NOTARY PUBLIC



THIS DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
McVICKERS & ASSOCIATES, LPA.
2800 W. Higgins
SUITE 205
HOFFMAN ESTATES, IL 60195