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Cook County Recorder 15.50

GENERAL
CONTRACTOR'S
CLAIM FOR MECHANIC'S LIEN



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The claimant, DIA-MON BUILDERS, INC., of 38 W 236 Tangelwood Drive, Batavia, IL 60510, of Kane County, State of Illinois, hereby files its General Contractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate (Owner):

Tri-Equities, L.L.C.

and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owner.

Claimant states as follows:

1. On or about November 11, 1997, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (Real Estate) in Cook County, Illinois, commonly known as 865/875 West North Avenue, Chicago, Illinois, and legally described as follows:

LOTS 12 TO 15, BOTH INCLUSIVE, IN JOHN A. YALE'S RESUBDIVISION OF BLOCK 40 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Permanent Tax Identification Numbers are 17-05-209-001 and 17-05-209-002.

2. Claimant made a contract (Contract) dated January 6, 1998, with The BOSC Group, Inc. and INCA Computers (BOSC and INCA) under which Claimant agreed to provide all necessary labor, material, and work to perform rehabilitation of the exterior and interior of the building on the Real Estate for the original contract amount of \$317,822.00.

3. The Contract was entered into by BOSC and INCA as the Owner's agent, and the work was performed with the knowledge and consent of the Owner. Alternatively, the Owner authorized BOSC and INCA to enter into the Contract. Alternatively, the Owner knowingly permitted BOSC and Inca to enter into the Contract for the improvement of Real Estate.

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4. Claimant last performed work under the Contract on October 9, 1998.

5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$174,812.96, 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 \$174,812.96, plus interest:

Dated: 12/21/98

DIA-MON BUILDERS, INC.

By: Monica Tessmer
Monica Tessmer, President

This Document Has Been Prepared
By and After Recording Should Be
Returned To:

Steven A. Andersson
Mickey, Wilson, Weiler & Renzi, P.C.
2111 W. Plum St., P.O. Box 787
Aurora, IL 60507-0787

VERIFICATION

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

The affiant, MONICA TESSMER, being first duly sworn, on oath deposes and says that she is the President of Claimant, Dia-Mon Builders, Inc.; that she is authorized to sign this Verification to the foregoing General Contractor's Claim for Mechanic's Lien; that she has read the General Contractor's Claim for Mechanic's Lien; and that the statements contained therein are true.

Monica Tessmer
Monica Tessmer, President

Subscribed and sworn to before me
this 21st day of December, 1998.

Maybelle A. Rygh
Notary Public

