### **UNOFFICIAL COPY**

ORIGINAL CONTRACTOR'S

NOTICE AND CLAIM FOR

**MECHANIC'S LIEN** 

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Cook County Recorder

15.50

Above Space for Recorder's Use Only

STATE OF ILLINOIS

) 23

COUNTY OF COOK

The undersigned Claimant, TRU-GUARD MANUFACTURING COMPANY, of Chicago, Cook County, Illinois, (hereinafter "Claimant") hereby files its notice and claim for lien against Cole Taylor Bank, as Trustee under Trust Agreement dated October 1, 1996, and known as Trust No. 96-6938, and Jeffrey H. West and Erika F. West, of the City of Chicago, County of Cook, and State of Illinois (hereinafter collectively referred to as "Owner") and First Bank and Trust Company of Ilhinois, as Trustee under Trust Agreement dated September 8, 2000, and known as Trust Number 10-2435, or Palatine, Cook County, Illinois (hereinafter "Subsequent Owner") and said Claimant being duly sworn upon his oath, does state and affirm as follows:

That on and before January 17, 2000, Owner owned, or held a bene is al interest in, the land described on the attached EXHIBIT "A" situated in Cook County, Illinois, having the following Permanent Real Estate Tax Index Number and address:

Permanent Real Estate Index Numbers:

14-30-225-043-1001

14-30-225-043-1002

Address of Premises:

1645 West Wolfram, Units 1 and 2, Chicago, Illinois, 60657

That on January 17, 2000, **NEAL ORNOF**, was authorized and knowingly permitted by the Owner to contract for improvements to be made on said real estate;

That on January 17, 2000, **NEAL ORNOF** entered into a contract with Claimant to install iron stairs, railing and landings, and to furnish materials in connection therewith, for the building located on said real estate, for the agreed sum of \$11,160.00, and on or about **October 15, 2001**, Claimant completed thereunder the furnishing of labor and materials to the value of \$11,160.00;

That Subsequent Owner acquired title to Unit 2 pursuant to a deed executed on or about September 29, 2000,

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is therefore subject to the Claimant's Claim as set forth herein, as it is subsequent to the date of Claimant's contract with Owner.

That the said Owner and Subsequent Owner are entitled to credits on account of payments made to date for said work, in the amount of \$0.00, leaving due, unpaid, and owing to the Claimant, after allowing all credits, the sum of Eleven thousand, One hundred and sixty dollars, and no/100's (\$11,160.00) Dollars, for which, with interest, the Claimant claims a lien on the land and improvements described herein.

That the Claimant performed work on the Common Elements of the Condominium, and believes that its lien is not required to be allocated among the condominium units, or the Unit Owners. To the extent that said lien is required to be allocated among the Unit Owners, same should be allocated in accordance with their respective percentage interests in the Common Elements, as established by the Declaration of Condominium recorded with respect to the property. The completion date of Claimant's work is the same as to both condominium units.

IN WITNESS WHERFOF, the Claimant has executed this claim on this 52 day of February, 2002.

TRU-GUARD MANUFACTURING COMPANY

SUBSCRIBED and SWORN TO

before me this 523 day

of rebruary, 2002

Junity Clark's Office of This document prepared by: John R. O'Brien, P.C., 33 N. Dearborn St., Suite 1415, Chicago, IL

AFTER RECORDING, RETURN TO:

JOHN R. O'BRIEN, P.C. 33 N. Dearborn St., Suite 1415 Chicago, Illinois 60602

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#### **EXHIBIT "A"**

#### **LEGAL DESCRIPTION**

UNITS 1 and 2 IN 1645 WEST WOLFRAM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 29 IN W.A. HAYNES ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 3 AND 6'HE WEST 21 FEET OF LOT 2 AND THE NORTH 60 FEET OF LOT 1 IN THE SUBDIVISION BY THE CIRCUIT COURT IN PARTITION OF THE SOUTH 5 ACRES OF THE EAST ½ OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND ALSO THE SOUTH ½ OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE EAST ½ OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 12, 1998 AS DOCUMENT 98388383 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS