

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$21.50
Cook County Recorder of Deeds
Date: 07/02/2003 01:07 PM Pg: 1 of 7

NOTICE & CLAIM FOR MECHANICS' LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IN THE OFFICE OF THE)
RECORDER OF DEEDS)
OF COOK COUNTY

F. J. KERRIGAN PLUMBING CO.,)
INC.,)
Claimant.)

PENN DEVELOPMENT SERVICES)
INC., MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC.,)
AS NOMINEE, RESIDENTIAL)
FINANCE CORP, FLAGSTAR BANK)
VICTOR MANUEL TALCO & WIFE)
ROSA A. AND UNKNOWN)
OWNERS, TRUSTEES & LIEN)
CLAIMANTS;)
Defendants.)

FOR RECORDER'S USE ONLY

"NOTICE TO OWNER":

Do not pay any other Contractor for this work or material unless you have received from this Contractor a waiver of lien by, or other satisfactory evidence of payment to any Subcontractors or Materialmans.

NOTICE & CLAIM FOR MECHANIC'S LIEN IN AMOUNT OF \$6,482.77

The claimant F. J. KERRIGAN PLUMBING CO., INC. (hereinafter sometimes also referred to as "Claimant" or "KERRIGAN"), doing business at 811 Ridge Road, Wilmette, Illinois, 60091, being a plumbing subcontractor for the construction project on the real estate described below (here-in-after sometimes also referred to as "the Project"), hereby files a Notice & Claim for Lien against PENN DEVELOPMENT SERVICES INC. (here-in after "PENN"), MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE, RESIDENTIAL FINANCE CORP and FLAGSTAR BANK being the Lender(s), VICTOR MANUEL TALCO & WIFE ROSA A. and UNKNOWN OWNERS, TRUSTEES & LIEN CLAIMANTS.

This document prepared by and return to:
Alan Nelson
Trott Nelson, P.C.
2506 N. Clark Street., #282
Chicago, IL 60614



Permanent Index Number(s):
10-23-202-044-0000
Address: as 8733 St. Louis Ave.
Skokie, Illinois 60076-2317

UNOFFICIAL COPY

On March 4, 2003, VICTOR MANUEL TALCO & WIFE ROSA A., were and are the Owners of Record of the Project and is the current Owner of record of the following described land commonly known as 8733 St. Louis Ave., City of Skokie 60076-2317 in the County of Cook, State of Illinois, to wit:

See Exhibit "A" Legal description attached hereto and incorporated herein by reference

On or before March 4, 2003, PENN, the Contractor, had a contract with the Owner to construct improvements in the premises and part of said improvements included plumbing work and related materials. On or about March 4, 2003, PENN requested from and entered into a subcontract with KERRIGAN whereby KERRIGAN. agreed to furnish labor and material for the plumbing work and related materials on said Project premises, a copy of the invoices evidencing said contract is attached as Exhibit "B". PENN made a representation that it was acting with authority on behalf of the Owner to contract with Claimant for said improvements.

KERRIGAN was authorized and knowingly permitted by the Owner and Contractor, PENN, to construct the improvement thereof and said improvement constitutes a permanent and valuable improvement to the premises therein. As evidence of said notification thereof, on or about April 22, 2003 within 60-days of the beginning its work, KERRIGAN provided to the Owner a Notice to Owner pursuant to 770 ILCS 60/5,

On April 18, 2003, F. J. KERRIGAN CO., INC provided labor and/or materials for and in said improvement, and on that date completed there under all required to be done by said contract.

On said date of April 18, 2003, PENN is entitled to credits of \$-0- on account leaving due, unpaid and owing to the Claimant, after allowing all lawful credits, the sum of \$6,482.77 which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorneys fees and court costs (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said land and improvements, and on the monies or other considerations due or to become due from the Owner under any contract with and against PENN.

F. J. KERRIGAN CO., INC.

By: 

Its: President

This document prepared by and return to:
 Alan Nelson
 Trott Nelson, P.C.
 2506 N. Clark Street., #282
 Chicago, IL 60614

Permanent Index Number(s):
10-23-202-044-0000
 Address: as 8733 St. Louis Ave.
 Skokie, Illinois 60076-2317

UNOFFICIAL COPY

Legal Description:

THE SOUTH 1/2 OF LOT 14 AND ALL OF LOT 15 IN BLOCK 18 IN NORTH SIDE REALTY COMPANY'S
DEMPSTER GOLF COURSE SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXHIBIT "A"
Property of Cook County Clerk's Office

TREL

RB

EXHIBITS "B"
UNOFFICIAL COPY

E.J. KERRIGAN

PLUMBING CO. INC

COMPLETE PLUMBING SERVICE

PH. 847.251.2695
FAX 847.251.9433

Invoice

811 Ridge Road
Wilmette, IL 60091-2445

Invoice Date: 4/15/2003

PENN DEVELOPMENT SERVICES INC.
P.O. BOX 72272

ROSELLE
IL 60172

Contract ID: TALCO
Purchase Order:
Contract Type: 2ND DRAW FOR PLUMBING WORK

Job Location

PAILO RESIDENCE
8733 ST. LOUIS
SKOKIE
IL

Property of Cook County Clerk's Office

| Billing Date | Invoice Number | Total |
|--------------|----------------|------------|
| 4/15/2003 | C01196 | \$1,237.25 |
| Amount Due: | | \$1,237.25 |

Thank you!

UNOFFICIAL COPY

Invoice

PENN DEVELOPMENT SERVICES INC.
P.O. BOX 72272

ROSELLE
IL 60172

Job Location

PENN DEVELOPMENT SERVICES INC
8733 ST. LOUIS
SKOKIE
IL

Invoice Date: 3/12/2003

Contract ID: TALCO
Purchase Order:
Contract Type: 1ST DRAW FOR PLUMBING WORK

| Billing Date | Invoice Number | Total |
|--------------|----------------|------------|
| 3/12/2003 | C01163 | \$4,458.30 |
| Amount Due: | | \$4,458.30 |

Thank you!

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Invoice

Invoice Date: 5/12/2003

PENN DEVELOPMENT SERVICES INC.
P.O. BOX 72272

Contract ID: TALCO
Purchase Order:
Contract Type: FINAL BILL FOR PLUMBING WORK

ROSELLE
IL 60172

Job Location

PENN DEVELOPMENT SERVICES INC
8733 ST. LOUIS
SKOKIE
IL

| Billing Date | Invoice Number | Total |
|--------------|----------------|----------|
| 5/12/2003 | C01220 | \$787.22 |
| Amount Due: | | \$787.22 |

Thank you!

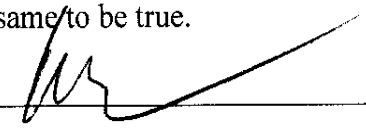
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

VERIFICATION

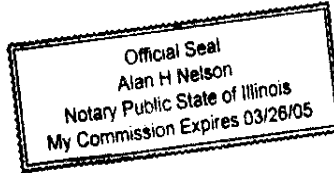
Under penalties as provided by law pursuant to Section 1 – 109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Signed and sworn to before me on

July 2, 2003
by Alan Nelson


Notary Public



This document prepared by and return to:
Alan Nelson
Trott Nelson, P.C.
2506 N. Clark Street., #282
Chicago, IL 60614

Permanent Index Number(s):
10-23-202-044-0000
Address: as 8733 St. Louis Ave.
Skokie, Illinois 60076-2317

Property of Cook County Clerk's Office