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SUBCONTRACTORS NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY



Doc#: 0409947189
Eugene "Gene" Moore Fee: \$18.00
Cook County Recorder of Deeds
Date: 04/08/2004 11:47 AM Pg: 1 of 4

C.J. CUNNINGHAM CO.
CLAIMANT

-VS-

LASALLE BANK NATIONAL ASSOCIATION, Trustee under Trust dated 07/17/01
And known as Trust No. 127893
COMMUNITY BANK OF RAVENSWOOD
MAXWELL MASONRY & CONSTRUCTION, INC.
UNKNOWN OWNERS
NON-RECORD CLAIMANTS
DEFENDANT

The claimant, C.J. CUNNINGHAM CO., an Illinois Corporation ("Claimant"), hereinafter referred to as ("C.J. Cunningham"), with an address at 4600 W. Addison St., Chicago, Illinois 60641, hereby files its Subcontractors Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against **LaSalle Bank National Association**, Trustee under Trust dated 07/17/01, and known as Trust No. 127893, ("Owner") of 135 S. LaSalle St., Chicago, Illinois 60603, and **Community Bank of Ravenswood**, ("Lender") of 2300 W. Lawrence Avenue, Chicago, Illinois 60625, and **Maxwell Masonry, Inc.**, ("Contractor") of 306 Red Oak Rd., Northbrook, Illinois 60062, Unknown Owners and Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On, or about December 12, 2003, "Owner(s)", owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: 4806 N. Milwaukee Ave., Chicago, Illinois, and legally described as follows:

LOT 3 IN SCHULTZ AND ROBERT'S RESUBDIVISION OF LOT 7 AND THE PRIVATE ALLEY SOUTHEAST OF AND ADJOINING SAID LOT 7 AND THE NORTHWEST 9 FEET OF LOT 22 LYING SOUTHEAST OF AND ADJOINING SAID PRIVATE ALLEY, ALL BEING IN SUBDIVISION OF LOT 20 IN BLOCK 47 AND BLOCKS 51, 52, 53 IN THE VILLAGE OF JEFFERSON. TOGETHER WITH LOT 27 IN BLOCK "D" OF ROBERTS HOMESTEAD ADDITION TO JEFFERSON IN THE SOUTHWEST ¼ OF SECTION 9 AND THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO(S): 13-09-330-024

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2. That LaSalle Bank, National Association, Trustee Under Trust dated 07/17/01, and known as Trust No. 127893, was Owner for the improvements on the Real Estate.

3. That Maxwell Masonry & Construction, Inc., ("Maxwell") was Owners Masonry Contractor for the improvements on the Real Estate.

4. That **Maxwell** entered into a Contract with **C.J. Cunningham** whereby Claimant agreed to furnish Masonry Materials, (sand, cement, block), related materials, apparatus, and labor, to **Maxwell** in exchange for payment in the original Contract amount of Four Thousand, Six-Hundred and Seventeen Dollars & 49/100, (\$4,617.49).

5. The Contract was entered into between **Maxwell** and **C.J. Cunningham** with the full knowledge and consent of the Owner. Alternatively, the Owner specifically authorized **Maxwell** to enter into Contracts for, and in said improvement of the Real Estate. Alternatively, the Owner knowingly permitted **Maxwell** to enter into Contracts for, and in said improvement of the Real Estate.

6. At the special instance and request of **Maxwell** and with the full knowledge and express consent or acquiescence of Owner(s), Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$.00. Claimant completed providing the additional materials and labor at various times.

7. That **Maxwell** is entitled to credits for payments in the amount of \$.00.

8. That on December 22, 2003 **C.J. Cunningham** completed substantially, and did deliver all work and materials to be performed under the Contract.

9. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by **Maxwell** the balance of Four Thousand, Six-Hundred and Seventeen Dollars & 49/100, (\$4,617.49), for which with interest, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from **Owner** to **Maxwell Masonry & Construction, Inc.**

Dated: March 18, 2004

C.J. CUNNINGHAM CO

By:

William D. Ritchie
William D. Ritchie, President

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VERIFICATION

State of Illinois }
 } SS.
 County of Cook }

I, William D. Ritchie, being first duly sworn on oath, depose and state that I am President for Claimant, C.J. Cunningham Co., an Illinois corporation, that I am authorized to execute this Subcontractors Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractors Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.

William D. Ritchie
 William D. Ritchie, President

Subscribed and Sworn to
 before me this 18th day
 of March, 2004.

Denise Portillo
 Notary Public

Notary Seal



My Commission Expires: 11 | 06 | 07

**THIS INSTRUMENT WAS PREPARED BY AND
 AFTER RECORDING SHOULD BE RETURNED TO:**

Mr. Bill Ritchie
 C.J. Cunningham Co.
 4600 W. Addison
 Chicago, Illinois 60641

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SERVICE LIST

LaSalle Bank, National Association
Trustee under Trust dated 07/17/01
And known as Trust No. 127893
135 S. LaSalle St.
Chicago, Illinois 60603
CERTIFIED MAIL, RETURN RECEIPT
7003 3110 0000 4942 2859

Community Bank of Ravenswood
Senior Loan Officer
2300 W. Lawrence Avenue
Chicago, Illinois 60625
CERTIFIED MAIL, RETURN RECEIPT
7003 3110 0000 4942 2866

Mr. Peter Kosiba
Maxwell Masonry & Construction, Inc.
306 Red Oak Rd.
Northbrook, Illinois 60062
CERTIFIED MAIL, RETURN RECEIPT
7003 3110 0000 4942 2873

Property of Cook County Clerk's Office