

UNOFFICIAL COPY

CLAIM FOR MECHANICS' LIEN



Doc#: 060554100 Fee: \$18.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/24/2006 03:37 PM Pg: 1 of 3

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

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

FOR RECORDER'S USE ONLY

MB CONSTRUCTION & ASSOCIATES,
INC.;

Claimant,

v.

STARFIRE HOMES, INC., STARFIRE
HOMES 404 LLC, MATTHIAS A. JANS, JR.,
CORNERSTONE NATIONAL BANK &
TRUST COMPANY, ,TICOR TITLE,
AS ESCROW AGENT AND UNKNOWN
OWNERS, TRUSTEES,
LEASEES & LIEN CLAIMANTS;

Defendants.

"NOTICE TO OWNER":

YOU ARE HEREBY NOTIFIED that this Claimant has been employed by Starfire Homes, Starfire Homes 404 LLC , and/or Matthias A. Jans to perform certain painting and flooring work under his contract with you on your property as described within and there is due the Claimant the amount claimed. Do not pay the contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to this Claimant Subcontractor.

CLAIM FOR MECHANICS LIEN IN AMOUNT OF \$25,708.00

The claimant MB CONSTRUCTION & ASSOCIATES, INC. , and/or persons and/or entities now known as MB CONSTRUCTION & ASSOCIATES, INC. located at 619 East Macarthur, Palatine, Illinois 60074 (hereinafter sometimes also referred to as "Claimant"), hereby files its Notice and Claim for Mechanics' Lien on the Real Estate (as hereinafter described) and against the interest of STARFIRE HOMES, INC., STARFIRE HOMES 404 LLC

This document prepared by and return to:
Trott Nelson, P.C.
1550 Spring Rd., Ste. 225
Oak Brook, IL 60523
630 530-4161

Address/Permanent Index Number(s):
410 South Benton,
Palatine , IL.
P.I.N. 02-23-301-035-0000

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AND MATTHIAS A. JANS, JR. COLLECTIVELY OR INDIVIDUALLY AS GENERAL CONTRACTOR(S); CORNERSTONE NATIONAL BANK & TRUST COMPANY, AS LENDER; TICOR TITLE AS ECROW AGENT; UNKNOWN OWNERS, TRUSTEES, LEASEES & LIEN CLAIMANTS; AND MATTHIAS A. JANS, STARFIRE HOMES, INC. (hereinafter sometimes also referred collectively as "Owner"); and any person or entity claiming an interest in the said Real Estate.

Claimant states as follows:

1. Upon information and belief, on or before October 1, 2005, and subsequently, Owner owned the Real Estate (including all land and improvements thereon) commonly known as 410 South Benton, in the City of Palatine, County of Cook, State of Illinois (hereinafter sometimes also referred to as the "premises") to wit:

LOT 24 AND THE NORTH 1/2 OF LOT 25 IN BLOCK 10 IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE ROAD DEVELOPMENT IN SECTIONS 22 AND 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-23-301-035-0000

2. Upon information and belief on or before October 1, 2005 Owner or their agent(s) entered into a contract with one of or collectively with STARFIRE HOMES, STARFIRE HOMES 404 LLC AND MATTHIAS A. JANS, JR., said contract included certain carpentry and remodeling work including, but not limited to certain painting, flooring, trim work and related work, labor and materials on the premises.

3. On or about October 1, 2005, Claimant entered into a subcontract with one of or collectively with STARFIRE HOMES, INC., STARFIRE HOMES 404 LLC AND MATTHIAS A. JANS, JR. whereby Claimant was to perform certain painting, flooring, trim work and related work, labor and materials ("the Work") on the premises.

4. Said Work constitutes a valuable and permanent improvement to the premises

5. Claimant furnished the labor and material related to Work pursuant to the above-referenced subcontract before Claimant's work was terminated without cause, thus excusing further performance.

6. Claimant's first date of furnishing of labor or material was on or about October 1, 2005, and Claimant's final date of furnishing of labor or material was on or about December 30, 2005

7. By reason of said furnishing, and after allowing all lawful credits, the sum of **\$25,708.00** is due Claimant.

8. The Claimant therefore claims a lien in the amount of **\$25,708.00** with interest at 10% per annum (as provided for by 770 ILCS 60/1) and costs and reasonable attorneys fees (as provided for by 770 ILCS 60/17) on said Real Estate and improvements, and on the monies or other

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