

# UNOFFICIAL COPY



Doc#: 0711447113 Fee: \$18.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/24/2007 11:00 AM Pg: 1 of 4

**SUBCONTRACTOR'S 90-DAY NOTICE AND  
CLAIM FOR MECHANICS LIEN PURSUANT TO  
ILLINOIS COMPILED STATUTES, CHAPTER 770,  
SECTION 60/24**

**PREPARED BY AND RETURN TO:**  
LAW OFFICES OF SAULIUS V. MODESTAS  
25 E. WASHINGTON ST., STE. 1804  
CHICAGO, IL 60602-1828  
312.251.4460

**TO: SEE ATTACHED SERVICE LIST**

The Claimant, AAVD MASONRY, INC., an Illinois corporation, ("Claimant"), of 432 Julia Drive, City of Romeoville, County of DuPage, State of Illinois, hereby files Notice and Claim of Lien against Lidia Tohatan (hereinafter referred to as "Owner"); American Prestige Remodeling, Inc., (hereinafter referred to as "General Contractor"); and any person or entity claiming an interest in the property as hereinafter defined) by, through, or under Owner or General Contractor, and states:

Notice and Claim for  
Lien in Amount of  
\$13,732.00

That on March 12, 2007, the Owner was the owner of record of the following described land in Chicago, County of Cook, State of Illinois and legally described as follows:

LOT 18 (EXCEPT THE WEST 31 FEET THEREOF), AND ALL OF LOT 17 AND THE WEST 23 FEET OF LOT 16 TOGETHER WITH THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH AND ADJOINING THEREOF IN KOPP'S LINCOLN AVENUE SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 10-34-105-034-0000

COMMONLY KNOWN AS: 4446 Estes Ave., Lincolnwood, IL 60712.

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That on or before October 3, 2006, Owner entered into a certain Construction Agreement with General Contractor, whereby General Contractor agreed to provide certain labor, material and work on behalf of Owner at the Premises (the "Project"), the exact terms and conditions of said General Contract being unknown to claimant, the same being in the exclusive knowledge and possession of Owner and General Contractor and General Contractor was authorized and knowingly permitted by the Owner to construct the improvement thereof.

That on or about October 3, 2006, General Contractor, being then engaged in the construction of said Project and for the purpose of carrying out and performing the terms of its General Contract with Owner, entered into Subcontract Agreement with Claimant, whereby Claimant was to furnish certain labor, equipment and materials to provide all miscellaneous masonry work in accordance with certain specifications, contract drawings and addenda for the project.

Pursuant thereto, Claimant furnished and delivered certain labor, materials, tools and equipment to Owner and General Contractor to complete the Project, including extras, in the total amount of *Twenty Three Thousand Seven Hundred Thirty Two and 00/100 Dollars (\$23,732.00)* all of which was used in and became a permanent improvement to the above Premises.

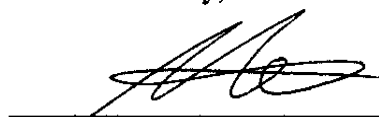
That on March 12, 2007 the claimant completed thereunder all required to be done by the Subcontract Agreement.

That as of the date hereof, Owner and General Contractor are entitled to credits in the amount of *Ten Thousand and 00/100 Dollars (\$10,000.00)*, leaving due and owing to the claimant the sum of *Thirteen Thousand Seven Hundred Thirty-Two and 00/100 dollars (\$13,732.00)*, for which, with interest, the Claimant claims a lien on said Premises, Project and improvements thereon and on the moneys, bonds, and/or warrants or other considerations due or to become due from the Owner, under said Contract against said General Contractor and Owner, as well as court costs and legal fees pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/17.

**NOTICE TO OWNER: DO NOT PAY THE CONTRACTOR FOR THIS WORK OR MATERIAL UNLESS YOU HAVE A WAIVER OF LIEN BY, OR OTHER SATISFACTORY EVIDENCE OF PAYMENT TO THE CLAIMANT.**

DATED: April 23, 2007

AAVD Masonry, Inc.



By: Algimantas Akelaitis, Vice President

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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Saulius V. Modestas, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Algimantas Akelaitis**, Vice President, AAVD MASONRY, INC. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 23<sup>rd</sup> day of April, 2007.

Saulius V. Modestas  
Notary Public

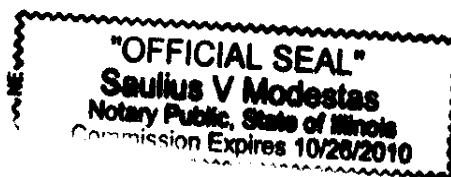
### VERIFICATION

**Algimantas Akelaitis**, being first duly sworn on oath, states that he is the Vice President for the Claimant, AAVD Masonry, Inc., an Illinois corporation, that he is authorized to sign this Verification of the foregoing Subcontractor's Notice and Claim for Lien pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/24, that he has read the above and foregoing Subcontractor's Notice and Claim for Lien, and that the statements set forth therein are true and correct to the best of his knowledge and belief.

[Signature]  
Algimantas Akelaitis, Vice President  
AAVD Masonry, Inc.

SUBSCRIBED AND SWORN to before me  
This 23<sup>rd</sup> day of April, 2007.

Saulius V. Modestas  
Notary Public



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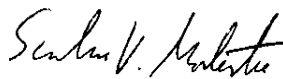
## CERTIFICATION OF SERVICE

I, Saulius V. Modestas, an attorney, hereby certify and state that I served the attached Subcontractor's Notice and Claim of Lien on:

Owner: Lidia Tohatan  
6857 N. Knox  
Lincolnwood, IL 60712

General Contractor: American Prestige Remodeling, Inc.  
Lidia Tohatan  
Registered Agent  
655 W. Irving Park Road  
#5508  
Chicago, IL 60613

by depositing a copy thereof in the U.S. Mail at Chicago, Illinois, to every person named above via certified mail, return receipt requested, delivery limited to the addressee only on the 24th day of April, 2007, before 5 PM with proper postage prepaid.



Saulius V. Modestas

Property of Cook County Clerk's Office