

UNOFFICIAL COPY



LIEN BY AGREEMENT

Doc#: 0715260054 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/01/2007 01:30 PM Pg: 1 of 1

For good and valuable consideration in hand paid, including but not limited to the cancellation of the promissory note payable to Fenn Landscape Co., Inc., and/or Ethel Fenn, dated 6 September 2005, for the amount of \$30,000.00, the sufficiency of which is hereby acknowledged,

FRANCO LANZI and TATUM LANZI, hereby grant a lien in favor of FENN LANDSCAPE CO., INC. in the amount of \$32,500.00, with no additional costs, fees, or interest to accrue if paid on or before 1 August 2007, against the property described herein. In the event this amount is not paid on or before 1 August 2007, then interest shall start accruing as of 2 August 2007 at the annual rate of four percent (4%), calculated as simple interest, and not as compound interest. This lien shall be due and payable upon only sale of the property described herein, may be paid at closing, and is not assignable or assumable in any way.

By the signature of Ethel Fenn, below, both in her capacity as President and Authorized Agent of Fenn Landscape Co., Inc., as well as Personally, the Promissory Note payable to Fenn Landscape Co., Inc., and/or Ethel Fenn, dated 6 September 2005, for the amount of \$30,000.00, is hereby cancelled, voided, and deemed unenforceable in all respects, and the matter pending in Cook County Court as Case Number 07 M5 540 shall be, or has been, dismissed with prejudice by Plaintiff.

This lien will be released upon payment, on or before 1 August 2007, of \$32,500.00 to "Fenn Landscape Co., Inc." mailed to Ernest L. Gowen & Associates, Ltd., 1950 S. Harlem Ave., Ste. 2, Frankfort, IL 60423. The title company, agent, underwriter, and attorneys may rely upon the terms of this paragraph as a demand letter, and a representation and warranty that in no event will this lien secure more than \$32,500.00, if paid on or before 1 August 2007. The undersigned parties all hereby indemnify and hold any licensed Illinois title company and any title agent harmless in all respects for relying upon the payoff amount of \$32,500.00 to release this lien, in consideration of waiving or insuring over any title exceptions related to this lien, so long as payment is made on or before 1 August 2007. The terms of this paragraph shall be valid through and including 1 August 2007, and are irrevocable prior to that date.

This lien is secured by the property commonly known as 14511 OAKLEY ORLAND PARK, IL 60462.

Legal Description: LOT 87 IN OAK MEADOWS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PIN: 27-09-123-002-0000

Franco Lanzi

Tatum Lanzi

Ethel Fenn, Pres.
Fenn Landscape Co., Inc.
By Ethel Fenn, President and Authorized Agent

Ethel Fenn
Ethel Fenn, Personally

STATE OF ILLINOIS)
COUNTY OF COOK)

STATE OF ILLINOIS)
COUNTY OF COOK)

Signed and sworn before me this 14th day of May 2007,
By Franco Lanzi and Tatum Lanzi.

Signed and sworn before me this 2 day of May 2007,
By Ethel Fenn, Personally, and as President and Authorized Agent
of Fenn Landscape Co., Inc.

NOTARY PUBLIC

Date

NOTARY PUBLIC

Date

