

# UNOFFICIAL COPY

## NOTICE AND CLAIM FOR MECHANIC LIEN



Doc#: 0721431046 Fee: \$18.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2007 11:46 AM Pg: 1 of 4

IN THE OFFICE OF  
THE RECORDER OF DEEDS  
OF COOK COUNTY, ILLINOIS

RAY-LIN LLC d/b/a  
The Crose Company

Claimant

v.

MONTESANO CAPITAL  
MANAGEMENT, INC.,  
AMERICAN CHARTERED BANK,  
and unknown owners and  
unknown lien claimants

Defendants

"NOTICE TO OWNER:  
Do not pay the Contractor for  
this work or material  
delivered unless you have  
received from the Contractor  
a waiver of lien by, or other  
satisfactory evidence of  
payment to the Contractor."

AMOUNT CLAIMED: \$6,923.29

The Claimant RAY-LIN LLC d/b/a The Crose Company, located at 28835 N. Herky Dr., Unit 120, Lake Bluff, Lake County, Illinois, being a contractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against MONTESANO CAPITAL MANAGEMENT, INC. (hereafter OWNER); AMERICAN CHARTERED BANK (hereafter LENDER), and unknown owners and unknown lien claimants, for the construction project on the real estate commonly known as 5940 W. Touhy, Niles, in the County of Cook, State of Illinois, and states:

That on about March 12, 2007, MONTESANO CAPITAL MANAGEMENT, INC. was the OWNER of record of the following described real property in the County of Lake, State of Illinois, to-wit:

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See legal description attached hereto as Exhibit "A"

Commonly known as: 5940 W. Touhy, Niles, IL.  
P.I.N.: 10-29-402-029-0000

That on about March 12, 2007, CLAIMANT made a written contract with the OWNER's agent, acting with the OWNER's knowledge and consent, by the terms of which contract CLAIMANT agreed to provide labor, material, equipment and supervision for the providing of HVAC services, including regular inspections, servicing of OWNER's equipment, repair of such equipment, and to provide allied extras, and the OWNER agreed to pay CLAIMANT for said services the sum of \$1,850.00, billed at an hourly rate of \$115.00 per hour, plus the cost of all materials used to repair or replace the equipment. On April 27, 2007, the CLAIMANT last delivered material and performed services to the project for the contract work.

That said CONTRACTOR is entitled to certain credits on account, leaving unpaid, due and owing to the CLAIMANT the sum of SIX THOUSAND NINE HUNDRED TWENTY THREE AND 29/100THS (\$6,923.29) DOLLARS, as and for the contract work, for which, with interest, the CLAIMANT claims a lien upon said land and improvements, and on the monies or other considerations due or to become due from the OWNER.

RAY-LIN LLC d/b/a The Crose Company  
Claimant



\_\_\_\_\_  
One of Claimant's attorneys

Prepared by and Return to:  
DAVID J. AXELROD & ASSOCIATES  
1448 Old Skokie Rd.  
Highland Park, Il. 60035  
(847) 579-9700  
Croze v. Montesano

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## Exhibit "A"

That part of Lots 11 and 14 (lying Westerly of the Chicago, Milwaukee, St. Paul and Pacific Railroad) in McDowell's Subdivision of the South East  $\frac{1}{4}$  of Section 29, Township 41 North, Range 13, East of the 3<sup>rd</sup> Principal Meridian in Cook County, Ill., described as follows:

Commencing at the intersection of the South line of said South East  $\frac{1}{4}$  with the centerline of Lehigh Avenue, thence Northwesterly along the centerline of said Lehigh Ave. a distance of 35.42 feet; thence West along a line 33 feet North of and parallel with the South line of said South East  $\frac{1}{4}$ , a distance of 32.21 feet to a point which is 30 feet Southwesterly of (measured at right angles to) the centerline of said Lehigh Ave.; thence West along a line which is 33 feet North of and parallel with the South line of said South East  $\frac{1}{4}$ , a distance of 183.74 feet to the point of beginning of this tract; thence North along a line at right angles to the last-described line a distance of 173.0 feet to a point which is 206.0 feet North of and parallel with the South line of said South East  $\frac{1}{4}$ ; thence East along said parallel line, a distance of 116.14 feet to the intersection of said parallel line with the Southwesterly line of said Lehigh Ave.; thence Northeasterly along the Southwesterly line of said Lehigh Ave., a distance of 608.23 feet to the intersection of said Southwesterly line with the West line of said Lot 11; thence South along the West line of said Lot 11 and the West line of said Lot 14, a distance 739.60 feet to the intersection of said line with a line which is 33 feet North of and parallel with the South line of said South East  $\frac{1}{4}$ ; thence East along said parallel line a distance of 115.43 feet to the point of beginning of this tract.