

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN



STATE OF ILLINOIS    COUNTY OF COOK

Doc#: 0726757113 Fee: \$18.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/24/2007 01:19 PM Pg: 1 of 2

STATE OF ILLINOIS        )        SS  
COUNTY OF COOK        )

Pro Refrigeration & Heating, Inc.,  
Claimant

VS

National City Bank; Seyah Development Corp.;  
and all other(s) owning or claiming an interest in the hereinafter-described real property  
Defendants

### NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$5,337.00

THE CLAIMANT, Pro Refrigeration & Heating, Inc., 12004 South Central Avenue, Alsip, Illinois, hereby files a notice and claim for lien, as hereinafter more particularly stated, against Seyah Development Corp., contractor, 306 Bohland Avenue, Bellwood, Illinois, and against National City Bank and against all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, National City Bank and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

Lot 113 in Braymore Hills of Inverness Unit No. 2, a subdivision of part of the north half of Section 13, Township 42 North, Range 9, east of the Third Principal Meridian, according to the plat thereof recorded July 23, 1987, as Document No. 87406843, in Cook County, Illinois.

Permanent Index Number:    01-13-205-004-0000

Property Address:                305 Macalpin Court, Inverness, Illinois

THAT, on June 7, 2007, Claimant entered into a subcontract with the said Seyah Development Corp. to provide labor and material to perform boiler piping and installation for the afore-described real property for the sum of **\$12,799.50**.

THAT Claimant performed no additional work on the afore-described real property.

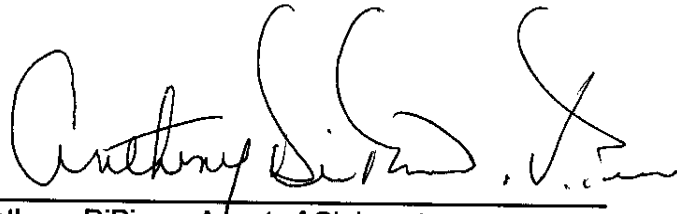
THAT the said Seyah Development Corp. was authorized or knowing permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Seyah Development Corp.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to alter the afore-described real property.

THAT, on August 9, 2007, Claimant substantially completed all required of Claimant by the said subcontract.

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THAT Claimant has received **\$7,462.50** pursuant to the said subcontract.

THAT neither Seyah Development Corp. nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$5,337.00** for which, with interest at the statutory rate, as specified in the Illinois Mechanics Lien Act and elsewhere in applicable statutes of the State of Illinois, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.



Anthony DiBiao, Agent of Claimant,  
Pro Refrigeration & Heating, Inc.

STATE OF ILLINOIS        )  
  )        SS  
COUNTY OF COOK        )

THE AFFIANT Anthony DiBiao, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.



Anthony DiBiao, Agent of Claimant,  
Pro Refrigeration & Heating, Inc.

Subscribed and sworn to before me this 24<sup>th</sup> day of Sept, 2007

  
Notary Public

Mail To:  
Anthony DiBiao  
Pro Refrigeration & Heating, Inc.  
12004 South Central Avenue  
Alsip, Illinois 60803

Prepared by:  
Stephen M. Goba  
Illinois Document Preparation Co.  
600 South Ahrens Avenue  
Lombard, Illinois 60148