

# UNOFFICIAL COPY



STATE OF ILLINOIS     )  
  )  SS  
COUNTY OF COOK     )

**Doc#: 0735431016 Fee: \$18.00**  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2007 10:01 AM Pg: 1 of 4

**SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN**

TO: DEREK GUNA  
819 S. Knight Ave  
Park Ridge, IL 60068  
**(CERTIFIED MAIL – RETURN  
RECEIPT REQUESTED**

# **AND REGULAR MAIL)**

VANKHAM VILAYTHONG, Agent for SPHINX INVESTMENT, INC.  
4118 W. Argyle St.  
Chicago, IL 60630  
**(CERTIFIED MAIL – RETURN  
RECEIPT REQUESTED**

# **AND REGULAR MAIL)**

Argent Mortgage Company, LLC  
C/O Nationwide Title Clearing, Inc.  
2100 Alt 19 North  
Palm Harbor, FL 34683  
**(CERTIFIED MAIL – RETURN  
RECEIPT REQUESTED**

# **AND REGULAR MAIL)**

Argent Mortgage Company, LLC  
1701 Golf Rd.  
Rolling Meadows, IL 60008  
**(CERTIFIED MAIL – RETURN  
RECEIPT REQUESTED**

# **AND REGULAR MAIL)**

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The undersigned claimant, First Star Heating and Cooling, Inc., an Illinois corporation ("Claimant"), of 8059 W. 126<sup>th</sup> Street, Palos Park, IL 60464, hereby files notice and claim for lien against Derek Gilna ("Owner") of 819 S. Knight Ave., Park Ridge, IL 60068, and Sphinx Investment, Inc. ("Contractor"), of 4118 W. Argyle St., Chicago, IL 60630, as Owner and Owner, respectively, of the following described real property ("Property"):

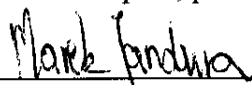
LOT 17 IN BLOCK 13 IN HULBERT DEVONSHIRE TERRACE, A SUBDIVISION IN THE SW ¼ OF SECTION 35, TOWNSHIP 41 N, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WEST ½ OF THE VACATED 16 FEET ALLEY EAST OF AND ADJACENT TO SAID LOT 17 IN BLOCK 13 AS PER ORDINANCE OF THE CITY OF PARK RIDGE, RECORDED AS DOCUMENT NO. 13174627 ON OCTOBER 10, 1943, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

PIN: 09-35-313-012-0000

PROPERTY ADDRESS: 819 S. Knight Ave., Park Ridge, IL 60068

1. That on January 19, 2007, Claimant submitted a proposal to provide materials and labor for the performance of heating and air conditioning services at the Property.
2. That on or about January 21, 2007, Owners/Contractors accepted the proposal ("Contract"), and shortly thereafter, Claimant started performing the work required thereunder.
3. That on October 27, 2007, Claimant completed work and thereby satisfied its obligations under the Contract.
4. That there remains unpaid, due and owing to Claimant six thousand dollars (\$6,000.00) under the Contract, plus interest.
5. The Claimant now claims a lien on the above described Property and all improvements on it, against the Contractor, Owner and all persons interested, for five thousand five hundred dollars (\$5,500.00), which is still due and unpaid, plus interest.

Dated: December 17, 2007



First Star Heating and Cooling, Inc.

By: Marek Jandura, Secretary

Tenenbaum, La Fata, Chartered  
5920 W. Dempster St., Ste. 200  
Morton Grove, IL 60053  
(847) 967-0377  
Cook County Attorney ID# 43904

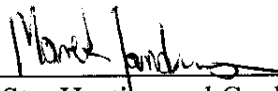
# UNOFFICIAL COPY

## VERIFICATION

STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF COOK        )

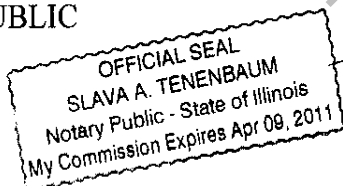
The affiant, Marek Jandura, being first duly sworn, on oath deposes and says that he, Secretary of First Star Heating and Cooling, Inc., the Claimant, has read the foregoing Notice and Claim for Lien and knows the contents thereof, and that all the statements contained therein are true.

Dated: December 17, 2007

  
\_\_\_\_\_  
First Star Heating and Cooling, Inc.  
By: Marek Jandura, Secretary

Subscribed and sworn to before me this  
17th day of December, 2007.

\_\_\_\_\_  
NOTARY PUBLIC



**PREPARED BY:**

Tenenbaum, La Fata, Chartered  
5920 W. Dempster St., Ste. 200  
Morton Grove, IL 60053  
(847) 967-0377  
Cook County Attorney ID# 43904

Property of Cook County Clerk's Office

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## NOTICE TO OWNER

“THE SUBCONTRACTOR PROVIDING THIS NOTICE HAS PERFORMED WORK FOR OR DELIVERED MATERIAL TO YOUR HOME IMPROVEMENT CONTRACTOR. THESE SERVICES OR MATERIALS ARE BEING USED IN THE IMPROVEMENTS TO YOUR RESIDENCE AND ENTITLE THE SUBCONTRACTOR TO FILE A LIEN AGAINST YOUR RESIDENCE IF THE SERVICES OR MATERIALS ARE NOT PAID FOR BY YOUR HOME IMPROVEMENT CONTRACTOR. A LIEN WAIVER WILL BE PROVIDED TO YOUR CONTRACTOR WHEN THE SUBCONTRACTOR IS PAID, AND YOU ARE URGED TO REQUEST THIS WAIVER FROM YOUR CONTRACTOR WHEN PAYING FOR YOUR HOME IMPROVEMENTS.”

“THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING MATERIALS AND LABOR BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR.”

Property of Cook County Clerk's Office