



Doc#: 0817049043 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/18/2008 12:54 PM Pg: 1 of 4

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

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

TO: SEE ATTACHED SERVICE LIST

The claimant, **High Tech Air, Inc.**, an Illinois Corporation, of Wood Dale, Illinois, County of DuPage, hereby files a notice & claim for lien against **VALERIE L. denBOER a.k.a VALERIE D. McKENNA and MARK McKENNA**, (hereinafter collectively referred to as "Owner"); **FCC CONSTRUCTION COMPANY d/b/a FIDELITY CONSTRUCTION MANAGEMENT and/or BOB ORLOF**, (hereinafter referred to as "General Contractor"), and other known or unknown lien holders, and any person or entity claiming an interest in the property (as hereinafter defined) by, through, or under Owner and General Contractor, and states:

That in February 2008, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

(Space Above For Recorder's Use)

**SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A."**

Permanent Real Estate Index Number: 16-17-311-027-0000

Common Address: 1035 South Lombard Avenue, Oak Park, Illinois 60304

and **FCC CONSTRUCTION COMPANY d/b/a FIDELITY CONSTRUCTION MANAGEMENT and/or BOB ORLOF** was the Owner's contractor for the improvement thereof.

That said **FCC CONSTRUCTION COMPANY d/b/a FIDELITY CONSTRUCTION MANAGEMENT. and/or BOB ORLOF.** made a subcontract with the claimant to supply, deliver and install furnace ("Rheem Corsaire" ), humidifier "Rheem" (By-Pass) and programmable thermostat, and venting system for and in said improvement, and that as of February, 2008, the claimant completed work under said contract to the value of Five Thousand Two Hundred Eighty Dollars (\$5,280.00), all of which was used in and became a permanent improvement to the above Premises.

That said contractor is entitled to credits as follows: \$0.00. That on, February, 2008, the Claimant completed thereunder all required to be done by said Subcontractor Agreement.

Leaving a balance due, unpaid and owing to claimant, after allowing all credits, the sum of Five Thousand Two Hundred Eighty Dollars (\$5,280.00) for which, with interest, the claimant claims a lien on said land and improvements and on the monies or other consideration due or to become due from the Owners under said contract against said contractors and owners, under said contract against said general contractor and owner, as well as court costs and legal fees pursuant to Illinois Compiles Statutes, Chapter 770, Section 60/17.

4x

# UNOFFICIAL COPY

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

**DATED: JUNE 16, 2008**

**High Tech Air, Inc.**

By: *Dariusz Zabawa*  
President of **High Tech Air, Inc.**, **Dariusz Zabawa**, Claimant

The affiant, **Dariusz Zabawa**, being first duly sworn, on oath deposes and says that he is the president for the Claimant, **High Tech Air, Inc.**, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements contained are true.

*Dariusz Zabawa*

SUBSCRIBED and SWORN to before me  
this 16th day of June, 2008.

*Jesse Myslinski*  
Notary Public



**THIS INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:**

**Jesse K. Myslinski, P.C.**  
201 E. Army Trail Road  
Suite 202  
Bloomington, Illinois 60108  
Telephone (630) 351-9905  
Facsimile (630) 351-9906

# UNOFFICIAL COPY

## CERTIFICATE OF SERVICE

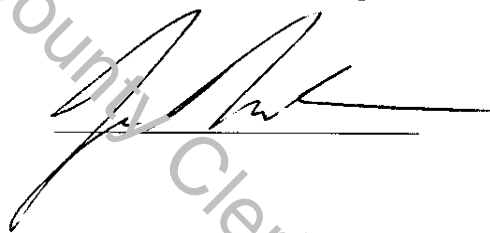
**KEVIN S. CORRIGAN**  
7714 Adams Street,  
Forest Park, Illinois 60130

**FCC CONSTRUCTION COMPANY d/b/a FIDELITY CONSTRUCTION MANAGEMENT**  
c/o Michael R. Ek  
120 W Golf Rd, ste 112  
Schaumburg, IL 60195

**BOB ORLOF**  
6140 S. Central Avenue  
Chicago, IL 60638

**Countrywide Home Loans**  
5401 N Beach St.  
Ft. Worth, TX 76137-2733

I, Jesse K. Myslinski, an attorney, certify that on June 18, 2008 I served this notice, a copy of the attached subcontractor's Notice and Claim for Lien, by placing a copy in an envelope addressed, certified mail, return receipt requested, to the party to whom this notice is directed and depositing the envelope in the U.S. first class mail, proper postage prepaid at Bloomingdale, Illinois.



**Jesse K. Myslinski, P.C.**  
201 E. Army Trail Road, Suite 202  
Bloomingdale, Illinois 60108  
Telephone (630) 351-9905

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

85:9320100

Legal Description

LOT 18 IN BLOCK 1 GREENDALE, A SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 60 ACRES OF WEST HALF OF THE SOUTH WEST QUARTER (EXCEPT THE NORTH HALF OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER) OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: (a) General Real estate taxes not due and payable at time of closing; (b) Building, Building line and use or occupancy restrictions; conditions and covenants of record; (c) Zoning laws and Ordinances; (d) Easements for public utilities.



JUN. 21. 01

REAL ESTATE TRANSFER TAX
0144000
FP 102801

# 0000010561

10569128

STATE TAX

JUN. 26. 01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0018000
FP 102808

# 0000010450

COUNTY TAX

COOK COUNTY  
REAL ESTATE TAX FACTOR TAX

JUN. 29. 01

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009000
FP 102802

# 0000010454

This instrument was prepared by: Mirabella & Kincaid, 123 W. Front St., Wheaton, IL 60189

MAIL TO:

William Novello  
(Name)

8047 Floral Ave.  
(Address)

Skokie, Illinois 60077  
(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:

Valerie L. denBoer  
(Name)

1035 S. Lombard Ave  
(Address)

Oak Park, IL 60304  
(City, State, Zip)