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Doc#: 0817239020 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/20/2008 09:53 AM Pg: 1 of 3

STATE OF ILLINOIS )
) SS.
COUNTY OF WILL )

COMFORT CONTROL, INC. )
Claimant., )

Vs.

) NOTICE AND CLAIM FOR MECHANIC'S
) LIEN IN AMOUNT OF \$5,505.00

K & M CUSTOM BUILDERS, LLC and )
PRAIRIE BANK & TRUST COMPANY )

1. The undersigned Claimant, COMFORT CONTROL, INC., of 12664 W. Old Plank Drive, New Lenox, Will County, Illinois 60451, by Dennis Killeoyne, its President, makes the following statement and claims a mechanic's lien under Illinois Compiled Statutes 770 ILCS 60/1-39.

2. That the real property known as described as:

LOT 80 IN CASTLE DARGAN LAKES ESTATES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 2005, AS DOCUMENT NO. 0521719050, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 18658 Laramie Avenue, Country Club Hills, Illinois

PIN: 31-04-416-003-0000

OWNER: K & M CUSTOM BUILDERS, LLC
32235 S. Egyptian Trail, Peotone, Illinois 60468

GENERAL CONTRACTOR: K & M CUSTOM BUILDERS, LLC
32235 S. Egyptian Trail, Peotone, Illinois 60468

Handwritten initials and numbers: 64, 1-3, 5, 9/11/08

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MORTGAGEE: PRAIRIE BANK & TRUST COMPANY  
7661 S. Harlem Avenue, Bridgeview, Illinois 60455

3. That the Owner and General Contractor, K & M Custom Builders, LLC, constructed improvements to the residential building on the above mentioned property.

4. That on, to wit, the 2<sup>nd</sup> day of May, 2007, the above described premises were owned by K & M CUSTOM BUILDERS, LLC, that on that date, the Owner and General Contractor contracted with COMFORT CONTROL, INC., as a subcontractor for the furnishing and supplying of HVAC systems and HVAC work for the construction of improvements to the residential building on said premises, at the price of \$12,290.00, plus any extras that might be contracted for from time to time, which sum was to be paid.

5. That the Claimant, COMFORT CONTROL, INC., has furnished labor, material and services required in the amount of \$12,340.00.

6. That additional material and work furnished as an extra in the amount of \$165.00.

7. That all of the said work, labor and services so furnished and delivered by the Claimant, Comfort Control, Inc., were furnished and delivered to, and used in and about the improvement of said premises. That the last day on which work, labor and services was so furnished, delivered and performed on the premises was the 20<sup>th</sup> day of November, 2007.

8. That there is justly due and owing to Claimant COMFORT CONTROL, INC., for the furnishing, delivery and performance of the said work, labor and services as aforesaid, after allowing to the Owner and General Contractor all credits, deductions and setoffs, the sum of \$5,505.00 all of which is still due and unpaid; a copy of the account is attached hereto as Exhibit "A".

9. That the above named Claimant now claims a lien upon the above described premises and all improvements thereon, against all persons interested, for the amount of \$5,505.00, together with interest, according to the statute.

COMFORT CONTROL, INC.

BY: *Dennis Kulevskiy*  
President

**UNOFFICIAL COPY****EXHIBIT "A"**

Amount due under original contract	\$12,340.00
Amount due for extras	<u>165.00</u>
TOTAL	\$12,505.00
Paid on account	<u>7,000.00</u>
BALANCE DUE	\$ 5,505.00

STATE OF ILLINOIS )  
 ) SS.  
 COUNT OF WILL )

DENNIS KILCOYNE, being first duly sworn on oath, states that he is the President of COMFORT CONTROL, INC., the Claimant, that he has knowledge of the facts; that he has read and subscribed the foregoing statement of claim for lien and knows the contents thereof; that the foregoing statement of claim for lien and all the statements therein contained are true.

SUBSCRIBED AND SWORN to  
 before me this 10<sup>th</sup> day of  
 June, 2008.

Diana W. Fedyk  
 NOTARY PUBLIC



PREPARED BY AND RETURN TO:

Douglas W. Schlak  
 321 West Maple Street  
 New Lenox, Illinois 60451

