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**SUB-CONTRACTORS  
NOTICE & CLAIM FOR  
MECHANICS LIEN**

97170041 55 003 Page 1 of 3  
1998-12-30 13:58:06  
Cook County Recorder 15.50



**COOK COUNTY  
RECORDER  
JESSE WHITE  
MARKHAM OFFICE**

STATE OF ILLINOIS }  
                                  } SS  
COUNTY OF COOK }

UNIVERSAL GRANITE AND MARBLE, INC.  
CLAIMANT

-vs-

FIRST NATIONAL BANK OF JOLIET, Trustee Under Trust dated 07/26/95, and known  
as Trust No. 4576  
KIPLING DEVELOPMENT CORPORATION  
RONALD M. BRUDER  
FIRST OF AMERICA MORTGAGE COMPANY  
UNKNOWN OWNERS  
NON-RECORD CLAIMANTS  
DEFENDANT

The claimant, UNIVERSAL GRANITE & MARBLE INC., an Illinois Corporation ("Claimant"), hereinafter referred to as ("Universal"), with an address at 415 Busse Rd., Elk Grove Village, Illinois 60007, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against **First National Bank of Joliet**, Trustee under Trust Agreement dated 07/26/95, and known as Trust No. 4576, of 78 N. Chicago St., Joliet, Illinois 60432, and **Kipling Development Corporation** of 611 W. Jefferson, Shorewood, Illinois 60431, an **Ronald M. Bruder** of 440 S. LaSalle, Suite 3112, Chicago, Illinois 60605, {hereinafter collectively referred to as Owner(s)}, and **First of America Mortgage Company** of One First of America Parkway, Kalamazoo, Michigan, 49009, (hereinafter referred to as "Lender"), Unknown Owners and Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

**Claimant states as follows:**

1. On or about July 7, 1998, **Owners** owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, located at 101 Ambrience, Burr Ridge, Illinois 60521, and legally described as follows:

PARCEL 1: Lot 30 in Ambrience, being a subdivision of part of the west 1/2 of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Easement of ingress and egress over Outlot A as disclosed by Declaration of Trust recorded November 22, 1998 as document number 88539370.

PERMANENT REAL ESTATE TAX NO(S): 18-30-306-030

18-30-306-030

2. That **Kipling Development Corporation**, ("Kipling") was Owner's general contractor for the improvements on the Real Estate.

3. That **Kipling** as general contractor, made a written / oral subcontract with **Universal** who agreed to furnish Granite Tops, related materials and labor to **Kipling** in exchange for payment in the original contract amount of Eleven Thousand, One-Hundred and Five Dollars & 00/100, (\$11,105.00), (the "Subcontract").

4. That Claimant did further provide extras at, and for the Real Estate in the amount of (\$ .00).

5. That the Subcontract was entered into between **Kipling** and **Universal**, with the full knowledge and consent of the Owner. Alternatively, the Owner knowingly permitted and authorized **Kipling** to enter into contracts for improvement of the Real Estate.

6. That on September 28, 1998 Claimant completed and delivered, substantially all work and materials required to be performed under the Subcontract.

7. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by **Kipling**, the balance of Eleven Thousand, One-Hundred and Five Dollars & 00/100, (\$11,105.00), for which with interest, Claimant claims a lien on the Real Estate and on the monies or other considerations due or to become due from Owner to **Kipling Development Corporation**.

Dated: December 15, 1998

UNIVERSAL GRANITE AND MARBLE, INC.

By: Bineet Sarang  
Bineet Sarang, President

# UNOFFICIAL COPY

## VERIFICATION

State of Illinois }  
 } SS.  
 County of Cook }

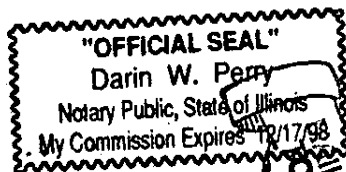
I, Bineet Sarang, President, being first duly sworn on oath, depose and state that I am President for Claimant, Universal Granite & Marble, Inc., an Illinois corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.

Bineet Sarang IL. OL. 5652-0775-6042  
 Bineet Sarang, President (2-11-97)

Subscribed and Sworn to before me this 15th day of December 1998.

Darin W. Perry  
 Notary Public

Notary Seal



My Commission Expires: 12/17/98

**THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:**

Mr. Bineet Sarang  
 Universal Granite and Marble, Inc.  
 415 Busse Rd.  
 Elk Grove Village, Illinois 60007