

UNOFFICIAL COPY**Parcel 1**

THE WEST 124.64 FEET OF THE NORTH ½ OF LOT 30 IN WOODLAWN HIGHLANDS, BEING A SUBDIVISION OF THE WEST 10 ACRES OF THE EAST 60 ACRES OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2

THE WEST 124.64 FEET OF THE SOUTH ½ OF LOT 30 IN WOODLAWN HIGHLANDS, BEING A SUBDIVISION OF THE WEST 10 ACRES OF THE EAST 60 ACRES OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6431 and 6433 South Drexel Avenue, Chicago, IL 60637

PIN: 20-23-104-079-0000 and 20-23-104-080-0000

2. That on or about July 26, 2007, Owner 1 conveyed the property to Owner 2 via Warranty Deed, which deed was recorded with the Cook County Recorder of Deeds on August 17, 2007 as Document number 0722947054.

3. That, on or about April 7, 2007, prior to the conveyance of the Property from Owner 1 to Owner 2, Claimant made a contract with Owner 1 for labor and materials necessary to install a steel stairwell, porches, and railings, including concrete footings and finish painting, fence posts, fence with gates, and other steel work at the Property. That claimant began said work on the Property immediately, which work continued through the date of the conveyance of the Property from Owner 1 to Owner 2 and that all work done after the date of said conveyance of the Property from Owner 1 to Owner 2 was done either at the request of Owner 2 or with full actual or constructive knowledge by Owner 2 that said work was being undertaken at the Property. On October 22, 2008, the last date Claimant worked on the Property, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under the Contract.

4. That the total amount of the Contract, including extras ordered by Owner 1 and/or Owner 2 and installed by Claimant, was Forty Four Thousand Three Hundred Ninety and 00/100 (\$44,390.00) Dollars, and after allowing for all just credits, including payment from Owner 1 and/or Owner 2 in the amount of Thirty Eight Thousand Six Hundred Ninety Five and 00/100 (\$38,695.00) Dollars, therefore leaves the sum of Five Thousand Six Hundred Ninety Five and 00/100 (\$5,695.00) Dollars, rightfully due and owing Claimant, for which the Claimant claims a lien, with interest pursuant to Illinois Statute, on said land and improvements, and on the moneys or other considerations due or to become due from Owner 1 and or Owner 2 under said contract against said Contractor and Owner(s).

Respectfully submitted,
TBG, Inc.,
an Illinois Corporation

By: Pawel Piekarz
Pawel Piekarz - President

Date: December 8, 2008

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VERIFICATION

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The affiant, Pawel Piekarz, President of TBG, Inc., an Illinois Corporation, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.

Pawel Piekarz

Pawel Piekarz
President of TBG, Inc.

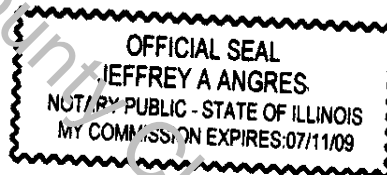
Subscribed and sworn
to me this 8 day of
December, 2008.

Jeffrey A. Angres

Notary Public

SEAL

THIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED BY MAIL TO:
Law Office of Jeffrey A. Angres, LLC
747 North LaSalle Street, 6th Floor
Chicago, IL 60610
(773) 315-7515 (ph)



Property of Cook County Clerk's Office