## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) ss
COUNTY OF COOK	)



Doc#: 0834416018 Fee: \$30.00 ; Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 12/09/2008 11:14 AM Pg: 1 of 3

MECHANIC'S LIEN NOTICE AND CLAIM PURSUANT TO ILLINOIS COMPILED STATUTES CHAPTER 770 SEC. 60/0.01 ET. SEO.

To: Clarke Construction, LLC 1928 West Fulton Street Chicago, Illinois 60612 Clarke Construction, LLC c/o Suellen Kelley Bergerson 3838 West 111<sup>th</sup> Street Unit 107 Chicago, Illinois 60655

Newtown Builders, Inc. c/o John Bridges – President 9742 South 51<sup>st</sup> Avenue Oak Lawn, Illinois 60453 Newtown Builders, Inc. c/o James R. Pittacora 9553 West Bormet Drive Suite 205
Mokera, Illinois 60448

Integra Bank National Assoc. (f/k/a Prairie Bank and Trust Co.) 21 Southeast 3<sup>rd</sup> Street P.O. Box 868 Evansville, Indiana 47705

Archer Bank 4970 S. Archer Chicago, Illinois 60632

The Claimant, TBG, Inc., an Illinois Corporation, of Park Ridge, County of Cook and State of Illinois, hereafter referred to as "Claimant", hereby files its Claim for Lien against Owners, Clarke Construction, LLC, an Illinois Limited Liability Company, hereafter referred to as "Owner 1", of the City of Chicago, County of Cook, and State of Illinois, and Newtown Builders, Inc., hereafter referred to as "Owner 2" of the Village of Oak Lawn, County of Cook, and State of Illinois, and states and avers on oath as follows:

1. That on or about April 7, 2007, Owner 1 owned the following described property ("the Property") in the City of Chicago, County of Cook and State of Illinois, to wit:

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#### 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 1FIE 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 25, 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 tail 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 O vnei 1 and/or Owner 2 and installed by Claimant, was Forty Four Thousand Three Hundred Ninety and oo/10° (\$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 oo/100 (\$38,695.00) Dollars, therefore leaves the sum of Five Thousand Six Hundred Ninety Five and oo/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

Pawel Piekarz - President

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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 L'en Claim and knows the contents thereof, and that all the statements therein contained are true.

Pawel Piekarz

President of TBG, Inc.

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

// Notary Public

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)

SEAL

OFFICIAL SEAL
JEFFREY A ANGRES
NOT/RY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/11/09