

NOTICE OF MECHANICS LIEN AND OF CLAIM

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STATE OF ILLINOIS)
COUNTY OF COOK)



Doc#: 0835829031 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/23/2008 02:53 PM Pg: 1 of 4

The Lien Claimant and General Contractor, **Guardian Fire Adjusters** of 5901 North Cicero Avenue, Suite 510, Chicago, Illinois, hereby files a claim for Mechanics Lien against **John Rotondo (Owner); U.S. Bank, N.A.; Omni National Bank; City of Chicago Department of Water Management; City of Chicago;** and all other persons, non-record claimants, or unknown owners / occupants having or claiming an interest in the below described real estate, and states as follows:

1. That on or about April 1, 2008 the Owner(s) or their predecessors in interest owned or had an interest in the following described land in the County of Cook, State of Illinois to wit:

Legal Description

THE EAST 1/2 OF LOT 4 AND ALL OF LOT 5 AND THE WEST 1/2 OF LOT 6 IN JOHNSON'S SUBDIVISION OF LOTS 92, 93, 94, 95 AND 96 IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/2 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2710 East 76th Place, Chicago, Illinois 60649
Permanent Real Estate Numbers: 21-30-313-004-0000

2. That on or about April 1, 2008 the Owner entered into a written contract for work on the property located at 2710 East 76th Place, in Chicago, Cook County, State of Illinois with the claimant to perform certain fire repair and construction work for the property of the above described location for the total sum per the contract of Eighty-Nine Thousand Two Hundred Ninety-Eight Dollars and Seventeen Cents (\$89,298.17). Subsequent extras, additional work, and change orders resulted in a total contract amount of One Hundred Fifty-One Thousand Six Hundred Twenty Six Dollars and Seventeen Cents (\$151,626.17).
3. On or about September 17, 2008, the lien claimant substantially completed the work required of it under its contract for the above described real estate, and invoiced the Owner One Hundred Fifty-One Thousand Six Hundred Twenty Six Dollars and Seventeen Cents (\$151,626.17) for the completed work.
4. The Amount of the contract plus extras, additional work, and change orders, was \$151,626.17. To date, the unpaid balance due claimant for the work completed by the claimant is **Seventy-Eight Thousand Three Hundred Twenty-Eight Dollars and Thirty-Six Cents (78,328.36).**

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

The affiant, Harlan Becker, being first duly sworn on oath, deposes and says that he is the President of Guardian Fire Adjusters, Inc., the Claimant. That he has read the foregoing Notice of Claim and knows the contents thereof and that all statements therein contained are true.

By: Harlan Becker
 Harlan Becker, President

Subscribed and Sworn to before me this 14 day of DECEMBER, 2008



Paul Sanchez
 NOTARY PUBLIC


Law Offices of Burton A. Brown
 205 West Wacker Drive
 Suite 922
 Chicago, IL 60606
 (312) 236-5582

Office of Cook County Clerk's Office

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5. The claimant has made several written and oral demands for payment, which the Owner has failed to pay without just cause or right.
6. That the undersigned claims a lien therefor against the above-described property, against your interest therein, and against any money due from you to said contractor.

Guardian Fire Adjusters, Inc.

By: 
Harlan Becker, President

Prepared By:

Law Offices of Burton A. Brown
205 West Wacker Drive
Suite 922
Chicago, Illinois 60606
312-236-5582
Attorney No. 91197

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PROOF OF SERVICE

The undersigned certifies under penalties of perjury, that (s)he mailed this notice by certified mail return receipt requested upon the above named parties on the 23 day of December, 2008.

Babak Bakhtari

Subscribed and Sworn to before me this 22 day of Dec., 2008

Burton A. Brown
NOTARY PUBLIC

TO: City of Chicago
Department of Water
333 South State Street
Suite LL10
Chicago, Illinois 60604



Miguel del Valle
City Clerk of Chicago
121 North LaSalle Street
Room 107
Chicago, Illinois 60602

Omni National Bank
Attn: Byron Williams
55 W. Van Buren St.
2nd Floor
Chicago, IL 60605

Omni National Bank
Attn: Margaret Paton/Legal Dept.
King Tower
6 Concourse Parkway
Atlanta, GA 30328

US Bank, N.A.
U.S. Bancorp Center
800 Nicollet Mall, 21st Fl.
Minneapolis, MN 55402

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