

# UNOFFICIAL COPY

## SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS        }  
                                      } SS  
COUNTY OF WILL        }

IN THE OFFICE OF THE  
RECORDER OF DEEDS  
OF COOK COUNTY



Doc#: 0900957049 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2009 12:08 PM Pg: 1 of 4

M & M AFFORDABLE PLUMBING, INC.

**CLAIMANT**

**-VS-**

KHADER AHMAD ZAHDAN  
BADIA K. ZAHDAN  
CHICAGO TITLE LAND TRUST COMPANY  
BANK OF AMERICA  
KILLIAN CONSTRUCTION CO.  
UNKNOWN OWNERS  
NON-RECORD CLAIMANTS

**DEFENDANT(s)**

The claimant, M & M AFFORDABLE PLUMBING, INC., an Illinois Corporation ("Claimant"), hereinafter referred to as ("M & M Affordable"), with an address at 1813 Moen Avenue, Rockdale, Illinois 60436, 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 Khader Ahmad Zahdan and Badia K. Zahdan of 10017 Menard Avenue, Oak Lawn, Illinois 60453, and Chicago Title Land Trust Company, 171 N. Clark St., Chicago, Illinois 60601, {hereinafter collectively referred to as "Owner(s)"}, and Bank of America ("Lender") 4242 N. Harlem, Norridge, Illinois 60634, and Killian Construction Co. ("Contractor") 18015 Pin Oak Court, Tinley Park, Illinois 60477, 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 August 13, 2008, Owner(s) owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook, Illinois, located at 10017 Menard Avenue, Oak Lawn, Illinois 60453, and legally described as follows:

LOT 5 IN TOWN AND COUNTRY'S 100<sup>TH</sup> STREET AND MENARD AVENUE RESUBDIVISION OF LOT 4 IN BLOCK 28 IN FREDERICK H. BARTLETTS CENTRALWOOD, BEING A SUBDIVISION OF THE EAST ½ OF THE EAST ½ AND THE EAST ½ OF THE WEST ½ OF THE EAST ½ OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. NO(S): 24-08-405-028

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2. That to the best of Claimants knowledge and belief Killian Construction Co. ("Killian") was Owner(s) Contractor for the improvements at the Real Estate.

3. That "Killian" entered into an oral Contract with "M & M Affordable" whereby Claimant agreed to furnish interior plumbing materials and labor to "Killian" in exchange for payment in the original Contract amount of Four Thousand, Five-Hundred and Eighty-Eight Dollars & 00/100, (\$4,588.00).

4. That the Contract was entered into between "Killian" and "M & M Affordable", with the full knowledge and consent of the Owner(s). Alternatively, the Owner(s) specifically authorized "Killian" to enter into Contracts for, and in said improvement of the Real Estate. Alternatively, the Owner(s) knowingly permitted "Killian" to enter into Contracts for, and in said improvement of the Real Estate.

5. At the special instance and request of "Killian" and with the full knowledge and express consent or acquiescence of Owner(s), Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$1,595.00. Claimant completed providing the additional materials and labor at various times.

6. That on September 23, 2008 Claimant completed and delivered, substantially all work and materials required to be performed under the Contract.

7. That "Killian" is entitled to credits for adjustments in the amount of \$260.00.

8. That "Killian" is entitled to credits for payments in the amount of \$ .00.

9. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for adjustments and payments by "Killian" the balance of Five Thousand, Nine-Hundred and Twenty-Three Dollars & 00/100, (\$5,923.00), 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 the Owner(s) to Killian Construction Co.

Dated: December 18, 2008

M & M AFFORDABLE PLUMBING, INC.

By: *Mike Malak*  
Mike Malak, Secretary

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## VERIFICATION

State of Illinois }  
 } SS.  
 County of Will }

I, Mike Malak first duly sworn on oath, depose and state that I am Secretary for Claimant, M & M Affordable Plumbing 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.

Mike Malak  
 Mike Malak, Secretary

Subscribed and Sworn to  
 before me this 18<sup>th</sup> day  
 of December, 2008.

Sevasti Bergstrom  
 Notary Public

*Notary Seal*



My Commission Expires: 3/27/12

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

Mr. Mike Malak  
 M & M Affordable Plumbing, Inc.  
 1813 Moen Avenue  
 Rockdale, Illinois 60436

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## SERVICE LIST

Khader Ahmad Zahdan  
10017 Menard Avenue  
Oak Lawn, Illinois 60453  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Badia K. Zahdan  
10017 Menard Avenue  
Oak Lawn, Illinois 60453  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Chicago Title Land Trust Company  
Attention: Carolyn Pampenella  
171 N. Clark St.  
Chicago, Illinois 60601  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Bank of America  
Attention: Ms. Marianna Hurlavic  
4242 N. Harlem Avenue  
Norridge, Illinois 60634  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Killian Construction Co.  
Attention: Mr. Dennis Dooley  
18016 Pin Oak Ct.  
Tinley Park, Illinois 60477  
CERTIFIED MAIL, RETURN RECEIPT, R/D