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Doc#: 0902648004 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2009 02:01 PM Pg: 1 of 3

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

ORCHARD HILL CABINETRY,
INC. d/b/a BUILDERS CABINET
SUPPLY, INC.

CLAIMANT

-VS-

4907-09 Talman, LLC
James P. Langdon
Jennifer L. Langdon
Lincoln Park Savings Bank
Guaranteed Rate, Inc.
Evergreen Bank Group
Ardent Construction Group, Ltd.

DEFENDANTS

THE CLAIMANT, **ORCHARD HILL CABINETRY, INC. D/B/A BUILDERS CABINET SUPPLY, INC.** of 401 N. Western Ave, City of Chicago, County of Cook, hereby files a Claim for Lien against **4907-09 Talman, LLC**, owner, of 4907 N. Talman, Chicago, IL 60625, **James P. Langdon and Jennifer L. Langdon**, subsequent owners, of 4909 N. Talman, Unit 1, Chicago, IL 60625, **Lincoln Park Savings Bank**, lender, of 1946 West Irving Park Rd, Chicago, IL 60613-2408, **Guaranteed Rate, Inc.**, lender, of 3940 N. Ravenswood, Chicago, IL 60613, **Evergreen Bank Group**, lender, of 1515 W. 22nd St, Suite 100W, Oak Brook, IL 60523 and **Ardent Construction Group, Ltd.**, contractor, of 4907 N. Talman, Chicago, IL 60625 of Cook County, State of Illinois, and states:

THAT on the 15th day of September, 2008 said **4907-09 Talman, LLC** was the owner of the following-described land, to wit:

LOT 18 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 47, 48, 53 AND 54 OF SHACKFORD'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): **13-12-414-013-0000**

PROPERTY ADDRESS: **4909 N. Talman Ave, Chicago, IL 60625**

And **Ardent Construction Group, Ltd.** was the owner's contractor for improvements thereof. THAT on the 15th day of September, 2008 said contractor made a subcontract with the claimant to provide kitchen cabinetry for and in said improvement for the sum of **\$8,138.33**, and on the 15th day of October, 2008 the claimant completed thereunder all work required to be done under the contract.


THAT the lien claimant furnished extra labor and material to the premises to value of **\$0.00**.

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THAT said owner is entitled to credits on account thereof, as follows, to wit: \$0.00 leaving due, unpaid and owing to claimant on account thereof, after allowing all credits, the balance of **\$8,138.33 (eight thousand one hundred thirty eight and 33/100 dollars)** for which, with interest, the Claimant claims a lien on said land and improvements.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed hereunder shall not operate to invalidate this notice.

Dated this 23rd day of January, 2009.



Brian C. Benner, President of ORCHARD HILL CABINETRY, INC. D/B/A BUILDERS CABINET SUPPLY, INC.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

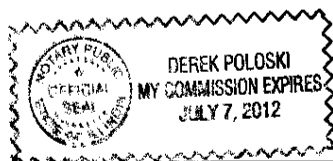
AFFIDAVIT

THE AFFIANT, BRIAN C. BENNER, being first duly sworn on oath deposes and says that he is President of the Claimant, ORCHARD HILL CABINETRY, INC. D/B/A BUILDERS CABINET SUPPLY, INC., that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.



BRIAN C. BENNER, Affiant

Subscribed and sworn to before me this 23RD day of JANUARY, 2009





(Notary Public)

Prepared By and Mail To: Brendan R. Appel, Esq.
The Law Offices of Brendan R. Appel, P.C.
400 Skokie Boulevard, Suite 380
Northbrook, Illinois 60062

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SERVICE LIST

4907-09 Talman, LLC
Attn: Paul Stevens, Registered Agent
4907 N. Talman
Chicago, IL 60625

James P. Langdon and Jennifer L. Langdon
4909 N. Talman, Unit 1
Chicago, IL 60625

Guaranteed Rate, Inc.
3940 N. Ravenswood
Chicago, IL 60613

Evergreen Bank Group
1515 W. 22nd St, Suite 100W
Oak Brook, IL 60523

Lincoln Park Savings Bank
Attn: Mortgage Dept
1946 W. Irving Park Rd
Chicago, Illinois 60613-2408

Ardent Construction Group, Ltd.
Attn: Paul Stevens, Registered Agent
4907 N. Talman
Chicago, IL 60625