



3204

Doc#: 0902818064 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2009 03:45 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

THE CLAIMANT, **Otis Elevator Company Midwest Region**, located at 949 Oak Creek Drive, Lombard, Illinois, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **U.S. Bank, N.A. f/k/a Firststar Bank, as Trustee under a trust agreement known as Trust No. 7199, dated January 11, 1999, owner, PrivateBank and Trust Company, mortgagee, Real Estate Executives L.L.C. d/b/a Keller Williams Realty Oak Park-River Forest, agent,** (collectively the "Owners") and any other person claiming an interest in the real estate more fully described below, by, through, or under the **Owner**, stating as follows:

1. At all times relevant hereto and continuing to the present **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Attached Exhibit A.

P.I.N.s: See Attached Exhibit A.

which property is commonly known as Maple Avenue Condos, 403 North Maple, Oak Park, Illinois.

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2. That **Real Estate Executives L.L.C. d/b/a Keller Williams Realty Oak Park-River Forest**, contracted with Claimant to furnish labor and materials related to pre-construction work for one elevator for use at said premises.
3. That the contract was entered into by **Real Estate Executives L.L.C. d/b/a Keller Williams Realty Oak Park-River Forest**, and the work was performed with the knowledge and consent of the **Owners**.
4. In the alternative, the **Owners** authorized **Real Estate Executives L.L.C. d/b/a Keller Williams Realty Oak Park-River Forest** to enter into the contract.
5. In the alternative, the **Owners** knowingly permitted **Real Estate Executives L.L.C. d/b/a Keller Williams Realty Oak Park-River Forest** to enter into the contract for the improvement.
6. On or about November 6, 2008, the Claimant completed its work under its contract, which entailed the delivery of said labor and materials.
7. That, as of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Thirty Thousand Fifty-One and 00/100 Dollars (\$30,051.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interests of the **Owners** in the real estate (including all land and improvements thereon) in the amount of **Thirty Thousand Fifty-One and 00/100 Dollars (\$30,051.00)** plus interest.
8. Without acknowledging that this statutory provision applies in this situation, Section 1692g(a) of the Fair Debt Collection Practices Act requires that the following information be given to you:
 - a. The amount of the debt: \$30,051.00 plus interest and attorney fees.

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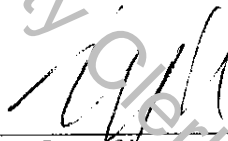
b. The name of the creditor to whom the debt is owed: **Otis Elevator Company Midwest Region.**

c. Unless you, within thirty (30) days after receipt of this notice, dispute the validity of the debt, or any portion thereof, the debt will be assumed to be valid.

d. If you notify my office in writing within that thirty (30) day period that the debt, or any portion thereof, is disputed, my office will obtain verification of the debt or a copy of a judgment against you and a copy of such verification or judgment will be mailed to you.

e. Upon your written request within the thirty (30) day period my office will provide you with the name and address of the original creditor, if different from the current creditor.

Otis Elevator Company Midwest Region, a New Jersey corporation,

By:  _____
One of its attorneys

PLEASE NOTE: I AM ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION I OBTAIN WILL BE USED FOR THAT PURPOSE.

This notice was prepared by and after recording should be mailed to:

James T. Rohlfing
Mark B. Grzymala
ROHLFING & OBERHOLTZER
211 West Wacker Drive, Suite 1200
Chicago, Illinois 60606
(312) 923-7100

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VERIFICATION

Bill W. Walker

The undersigned, General Manager, being first duly sworn, on oath deposes and states that he is an authorized representative of **Otis Elevator Company Midwest Region**, that he has read the above and foregoing general contractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.



Bill W. Walker

Bill W. Walker
General Manager

SUBSCRIBED AND SWORN to
before me this 26 day
of JANUARY, 2009.

Jennifer Strand
Notary Public

My commission expires: 5-23-11

Of Cook County Clerk's Office

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Legal Description:

THE NORTH 32 FEET OF LOT 11 IN BLOCK 5 IN TIMME'S SUBDIVISION OF BLOCKS 3, 4, 5 AND PART OF BLOCK 6 IN KETTLESTRONG ADDITION TO HARLEM BEING A SUBDIVISION OF THE NORTHERN PART OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-07-100-014

Property of Cook County Clerk's Office

EXHIBIT A