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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE of ILLINOIS CO

COUNTY of COOK

Doc#: 0904146002 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 02/10/2009 09:44 AM Pg: 1 of 2

STATE OF ILLINOIS )

SS

COUNTY OF COOK )

A.W. Opel Plumbing Co., Claimant

**VS** 

Antonic Bitoy; Caliber Custom Homes, Inc.; and all other(s) owning or claiming an interest in the hereinafter-described real property, Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$10,434.00

THE CLAIMANT, A.W. Opel Plumbing Co., 10049 South Mandel, Plainfield, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Caliber Custom Homes, Inc., contractor, 16W343 83<sup>rd</sup> Street, Burr Ridge, Illinois, and against Antonio Bitoy and all other(s) owning or claiming an interest in the following-described real property and states:

THAT, at all relevant times, Antonio Bitoy and all other(s) owning or claiming an interest in the following-described real property, or any of them, was (were) the owner(s) of the following-described real property, to wit:

Lot 12 in Falcon Lakes Subdivision, being a subdivision of part of the southeast quarter of Section 23, and part of the east half of the northeast quarter of Section 26, all in Township 42 North, Range 9, east of the Third Principal Meridian, in Cock County, Illinois.

Permanent Index Number:

01-23-405-005-0000

Property Address:

4 Falcon Court, South Barrington, Illinois

THAT, on June 29, 2006, Claimant entered into a subcontract with the said Caliber Custom Homes, Inc., to provide labor and material to install plumbing for the afore-described real property of a value of and for the sum of \$76,202.00.

THAT, at the special instance and request of the said Caliber Custom Homes, Inc., Claimant provided additional labor and material to install plumbing for the afore-described real property of a value of and for the sum of \$3,562.00.

THAT, on November 4, 2008, Claimant substantially completed all required of Claimant pursuant to the said subcontract, including the provision of additional labor and material as aforesaid.

THAT Claimant has received \$69,330.00 pursuant to the said subcontract.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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THAT Claimant herewith revokes waiver(s) of lien, if any, heretofore furnished by Claimant for the purpose of inducing payment.

THAT the said Caliber Custom Homes, Inc., was authorized or knowingly permitted by the owner(s) of the aforedescribed real property to enter into its subcontract with Claimant, including the provision of additional labor and material as aforesaid, pursuant to the said Caliber Custom Homes, Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the aforedescribed real property.

THAT neither Caliber Custom Homes, Inc., nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of \$10,434.00, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material. fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or his (their) agent(s), under the original contract.

3004 COU! Albert W. Opel, Agent of Claimant

STATE OF ILLINOIS ) COUNTY OF WILL )

SS

THE AFFIANT, Albert vv Opel, being first duly sworn, on oath

deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true

day of <u>Fabruari</u>

OFFICIAL SEAL ERICA L OPEL

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/17/14

Mail To:

Albert W. Opel A.W. Opel Plumbing Co. 10049 South Mandel Plainfield, Illinois 60585

Prepared By:

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