

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN



Doc#: 0907139008 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2009 10:01 AM Pg: 1 of 2

STATE of ILLINOIS COUNTY of COOK

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WLS Bath & Kitchen Distributors, Inc.,
Claimant

VS

4907-09 Talman, LLC; James P. Langdon; Jennifer L. Langdon; Ardent Construction Group, Ltd.;
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 **\$1,494.00**

THE CLAIMANT, WLS Bath & Kitchen Distributors, Inc., 1117 West Lake Street, Chicago, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Ardent Construction Group, Ltd., contractor, 4907 North Talman, Chicago, Illinois, and against 4907-09 Talman, LLC, and James P. Langdon and Jennifer L. Langdon and all other(s) owning or claiming an interest in the following-described real property and states:

THAT, at all relevant times until November 26, 2008, 4907-09 Talman, LLC, and all other(s) then-owning or then-claiming an interest in the following-described real property, or any of them, was (were) the owner(s) of the following-described real property.

THAT, at all relevant times from and after November 26, 2008 James P. Langdon and Jennifer L. Langdon and all other(s) then-owning or then-claiming an interest in the following-described real property, or any of them, were the owners of the following-described real property, to-wit:

Unit 4909-1 in the 4909 North Talman Condominiums, in the southwest quarter of the southeast quarter of Section 12, Township 30 North, Range 13, east of the Third Principal Meridian, as delineated and defined in the Declaration of Condominium filed in the office of the Cook, County, Illinois, Recorder of Deeds as Document No. 0821110069, as amended or corrected from time to time, including all rights and easements appurtenant to ownership of the afore-described real property, and together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 13-12-414-013-0000

Property Address: 4909 North Talman, Unit 1, Chicago, Illinois

THAT, on November 20, 2008, Claimant entered into a subcontract with the said Ardent Construction Group, Ltd., to provide plumbing fixtures for the afore-described real property of a value of and for the sum of **\$1,094.00**.

THAT, at the special instance and request of the said Ardent Construction Group, Ltd., Claimant provided additional plumbing fixtures for the afore-described real property of a value of and for the sum of **\$400.00**.

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

UNOFFICIAL COPY


SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT, on December 1, 2008, Claimant substantially completed all required of Claimant by the said subcontract, including the provision of additional plumbing fixtures as aforesaid.

THAT the plumbing fixtures provided by Claimant as aforesaid were incorporated into the afore-described real property.


THAT the said Ardent Construction Group, Ltd., was authorized or knowingly permitted by the then-owner(s) of the afore-described real property to enter into its subcontract with Claimant, including the provision of additional plumbing fixtures as aforesaid, pursuant to the said Ardent Construction Group, Ltd.'s contract with the said then-owner(s), or one(s) authorized or knowingly permitted by the said then-owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither Ardent Construction Group, Ltd., nor any other party has made any payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$1,494.00**, 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 then-owner(s) of the afore-described real property, or its (their) agent(s), under the original contract.

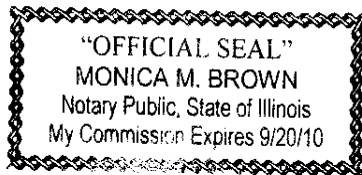

Jordan Furlett, Agent of Claimant

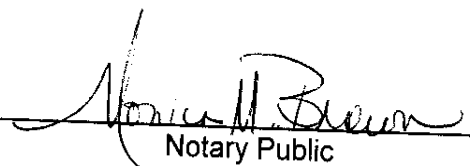
STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THE AFFIANT, Jordan Furlett, 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.


Jordan Furlett, Agent of Claimant

Subscribed and sworn to before me this _____ day of _____, 2009.




Notary Public

Mail To:
Jordan Furlett
WLS Bath & Kitchen Distributors, Inc.
1117 West Lake Street
Chicago, Illinois 60607

Prepared By:
Stephen M. Goba
Illinois Document Preparation Co.
600 South Ahrens Avenue
Lombard, Illinois 60148