

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN



Doc#: 0908347071 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2009 11:59 AM Pg: 1 of 2

STATE of ILLINOIS COUNTY of COOK

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

Update Heating and Cooling, Inc.,  
Claimant

VS

BP Thompson Third, LP; Rich Balnius;  
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 **\$4,588.00**

THE CLAIMANT, Update Heating and Cooling, Inc., 532 East Illinois Highway, New Lenox, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Rich Balnius, contractor, 10451 Ridgewood Drive, Palos Park, Illinois, and against BP Thompson Third, LP, and all other(s) owning or claiming an interest in the following-described real property, and states:

THAT, at all relevant times, BP Thompson Third, LP, 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 6 and the north 15 feet of Lot 7 in Block 57 in Ivanhoe Unit 3, being Branigar Brothers Subdivision of parts of the north half of the southeast quarter and the north half of the southwest quarter and the south half of the northeast quarter of Section 4, Township 36 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-04-405-052-0000

Property Address: 14210 South Michigan Avenue, Riverdale, Illinois

THAT, on November 17, 2008, Claimant entered into a subcontract with the said Rich Balnius to provide labor and material to install heating, ventilation and air-conditioning equipment for the afore-described real property of a value of and for the sum of **\$4,588.00**.

THAT Claimant provided no additional labor or material for the afore-described real property.

THAT, on December 31, 2008, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT the said Rich Balnius was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Rich Balnius'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 afore-described real property.

THAT neither Rich Balnius nor any other party has made any payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$4,588.00**, 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 its (their) agent(s), under the original contract.

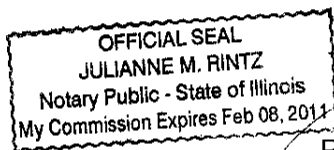
*[Handwritten Signature]*  
 Jason H. Rakowski, Agent of Claimant

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

THE AFFIANT, Jason H. Rakowski, 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.

*[Handwritten Signature]*  
 Jason H. Rakowski, Agent of Claimant

Subscribed and sworn to before me this 16 day of March, 2009.



*[Handwritten Signature]*  
 Notary Public

Mail To:

Christopher M. Jahnke  
 Jahnke & Toolis, LLC  
 9031 West 151<sup>st</sup> Street  
 Orland Park, Illinois 60462

Prepared by:

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