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SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



Doc#: 0909947152 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/09/2009 02:02 PM Pg: 1 of 4

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY

VITAL HEATING & COOLING
CLAIMANT

-VS-

4410 N. WHIPPLE LLC
NORTH COMMUNITY BANK
HIGHLAND DESIGN & VINTAGE HOMES, LLC
UNKNOWN OWNERS
NON-RECORD CLAIMANTS
DEFENDANT

The claimant, VITAL HEATING & COOLING., a Sole Proprietorship ("Claimant"), hereinafter referred to as ("Vital H&C"), with an address of 9241 Parklane Avenue, Franklin Park, Illinois 60131 hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against, 4410 N. Whipple LLC ("Owner") c/o Victor LaPorte, 1440 W. Rosemont, Suite No. 3, Chicago, Illinois 60660, and North Community Bank ("Lender") 3639 N. Broadway, Chicago, Illinois 60613, and Highland Design & Vintage Homes, LLC, ("Contractor") Attention: Victor LaPorte, 1440 W. Rosemont, Chicago, Illinois 60660, Unknown Owners, Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On or about December 3, 2008, Owner owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: 4410 N. Whipple, Chicago, Illinois 60625, and legally described as follows:

THE NORTH 45 FEET OF LOTS 23, 24, AND 25 (Except the west 2 ½ feet of Lot 23) IN BLOCK 63 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (Except the right of way of the Northwestern Elevated Railroad Company) IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NO: 13-13-127-032

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2. That to the best of Claimants knowledge and belief Highland Design & Vintage Homes, LLC, ("Highland") was Owner's Contractor for the improvements at the premises.

3. That "Highland" entered into a written Contract with "Vital H&C" whereby Claimant agreed to furnish Ductwork and labor to "Highland" in exchange for payment in the Original Contract amount of Seventy-Six Thousand Dollars & 00/100, (\$76,000.00).

4. That the Contract was entered into between "Highland" and Claimant with the full knowledge and consent of Owner. Alternatively, the Owner specifically authorized "Highland" to enter into Contracts for, and in said improvement of the Real Estate. Alternatively the Owner did knowingly permit "Highland" to enter into Contracts, for and in said improvement of the Real Estate.

5. At the special instance and request of "Highland" and with the full knowledge and express consent or acquiescence of Owner, Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$.00. Claimant completed providing the additional materials and labor at various times.

6. That on January 14, 2009 Claimant completed work to the value of Nine Thousand Dollars & 00/100, (\$9,000.00).

7. That "Highland" is entitled to credits for payments in the amount of \$.00.

8. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "Highland" the balance of Nine Thousand Dollars & 00/100, (\$9,000.00), for which with interest, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner to Highland Design & Vintage Homes, LLC.

Dated: March 17, 2009

VITAL HEATING & COOLING

By: _____

Joseph Vitale, Owner

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VERIFICATION

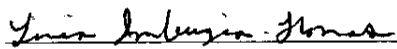
State of Illinois }
 } SS.
 County of Cook }

I, Joseph Vitale, being first duly sworn on oath, depose and state that I am Owner for Claimant, Vital Heating & Cooling, a Sole Proprietorship, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.



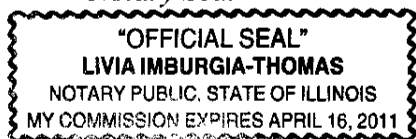
 Joseph Vitale, Owner

Subscribed and Sworn to
 before me this 17th day
 of March, 2009.



 Notary Public

Notary Seal



My Commission Expires: April 16, 2011

THIS INSTRUMENT WAS PREPARED BY AND
 AFTER RECORDING SHOULD BE RETURNED TO:

Mr. Joseph Vitale
 Vital Heating & Cooling
 9241 Parklane Avenue
 Franklin Park, Illinois 60131

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SERVICE LIST

4410 N. Whipple LLC
c/o Victor LaPorte
1440 W. Rosemont, Suite #3
Chicago, Illinois 60660
CERTIFIED MAIL, RETURN RECEIPT, R/D

North Community Bank
Attention: Mr. Diego Mangawar
3639 North Broadway
Chicago, Illinois 60613
CERTIFIED MAIL, RETURN RECEIPT, R/D

Highland Design & Vintage Homes, LLC
Attention: Mr. Victor LaPorte
1440 W. Rosemont
Chicago, Illinois 60660
CERTIFIED MAIL, RETURN RECEIPT, R/D

Property of Cook County Clerk's Office