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STATE OF ILLINOIS)
ss
COUNTY OF COOK)



Doc#: 0920448151 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 07/23/2009 03:37 PM Pg: 1 of 4

<u>CONTRACTOR'S</u> CLAIM FOR AND NOTICE OF MECHANICS' LIEN

The undersigned lien claimant, Anchor Mechanical, Inc. ("Claimant" or "Lien Claimant"), an illinois corporation having its principal place of business at 215 South Aberdeen, 60607 in Chicago, IL, County of Cook, State of Illinois, hereby files and claims a mechanics' lien pursuant to 770 ILCS 60/1 et. seq. on the below-described premises against Montesano Capital Management, Inc. and any other interested persons (hereinafter collectively refer ed to as "Owner") of the Real Property located at 123 West Madison Street, Chicago, Illinois, 60602 and states:

1. That, on information and belief, on or about August 1, 2007 and through the present, Owner owned, and still ovns, the following described land (hereinafter "Premises") in the County of Cook, State of Ill.nois to wit:

Permanent Real Estate Index Numbers:

Legal Description: See Attached.

Address: 123 West Madison Street, Chicago, IL ococ2

- 2. That on or about August 15, 2007 and dates thereafter, the Claimant entered into a agreement (the "Contract") with Owner, to provide various building materials and labor, and HVAC installation and repair services to Owner to be erected on the Premises and to benefit the Premises.
- 3. That the Lien Claimant has fully performed all work required under the Contract, the Owner authorized its agent to enter into the Contract and/or knowingly permitted its agent to enter into the Contract for the improvement of the Real Estate. The Owner, directly, and/or through its agent, permitted the Lien Claimant access to the premises to perform the work necessary to fully complete the Contract.
- 4. Claimant last performed work under the Contract on or about March 27, 2009. The Owner, through its agent, has breached the contract by failing to pay the Lien Claimant for money justly due Lien Claimant under the contract when the same should have been paid.

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- That the Lien Claimant is entitled to Charges in the sum of \$1,425.00 pursuant to the terms of the Contract between the claimant and the Owner's agent, plus statutory interest.
- That the balance due and owing to the Lien Claimant after applying all 6. just credits and payments to the Owner is the sum of \$1,425.00, with interest, for which A LIEN ON SAID PREMISES, LAND, AND the claimant CLAIMS IMPROVEMENTS.

ANCHOR MECHANICAL, INC.

Michael Rosner, president

TO DON'T This document was prepared by, And after recording should be returned to, John J. Conway, Esq. of Office Sullivan, Hincks & Conway 120 West 22nd Street, Suite 100 Oak Brook, IL 60523 (630) 573-5021

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AFFIDAVIT

STATE OF ILLINOIS)
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This affiant being first duly sworn on oath, deposes and states, that he is the president of Anchor Mechanical, Inc. the lien claimant, that he has read the above and foregoing her claim; that he has knowledge of the contents thereof and that the same is true.

Anchor Mechanical, Inc.

Clort's Office

SUBSCRIBED AND SWORN

to before me this 20th day

of July , 2009.

Notary Public

NOTARY PUBLIC, STATE OF ILLINOIS

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Legal Description

THE NORTH 100 FEET OF THE WEST HALF OF ORIGINAL LOT 3 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER TOGETHER WITH THE IMPROVEMENTS THEREON REFERRED TO AS THE LAND), IN COOK COUNTY, ILLINOIS.

Commonly known as:

123 West Madison Street, Chicago, Illinois Property of Cook County Clerk's Office

PIN: