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SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 0921249026 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/31/2009 01:24 PM Pg: 1 of 2

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Zartler Heating & Air Conditioning, Inc.,
Claimant

VS

Peter A. Gianopulos, Kate Marie Henderson Gianopulos; Troy Construction;
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 **\$11,535.00**

THE CLAIMANT, Zartler Heating & Air Conditioning, Inc., 402 East Highland Avenue, Mt. Prospect, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Troy Construction, contractor, 1310 Benton Road, Lake Villa, Illinois, and against Peter A. Gianopulos and Kate Marie Henderson Gianopulos and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Peter A. Gianopulos and Kate Marie Henderson Gianopulos and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, were the owners of the following-described real property, to-wit:

Lot 17 and the south half of Lot 16 in Block 6 in Cochran's Third Addition to Edgewater in the east half of the northwest quarter of Section 8, Township 40 North Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 14-08-111-028-0000

PROPERTY ADDRESS: 5418 North Lakewood Avenue, Chicago, Illinois

THAT, on January 2, 2009, Claimant entered into a subcontract with the said Troy Construction to provide labor and material to install heating and air-conditioning equipment for the afore-described real property of a value of and for the sum of **\$21,535.00**.

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

THAT, on May 29, 2009, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

THAT Claimant has received **\$10,000.00** pursuant to the said subcontract.

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

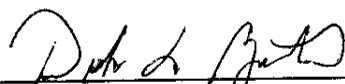
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SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT the said Troy Construction was authorized or knowingly permitted by the owners of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Troy Construction's contract with the said owners, or one(s) authorized or knowingly permitted by the said owners to enter into such a contract, to improve the afore-described real property.


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

THAT neither Troy Construction 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 **\$11,535.00**, 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 owners, or their agent(s), under the original contract.


Debra L. Zartler, Agent of Claimant

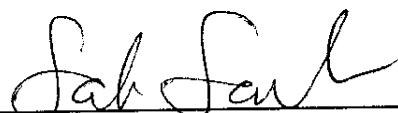
STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE AFFIANT, Debra L. Zartler, being first duly sworn, on oath deposes and says that she is an agent of Claimant, that she has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.


Debra L. Zartler, Agent of Claimant

Subscribed and sworn to before me this 31 day of July, 2009.




Notary Public

Mail To:
Debra L. Zartler
Zartler Heating & Air Conditioning, Inc.
402 East Highland Avenue
Mt. Prospect, Illinois 60056

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