

# UNOFFICIAL COPY



Doc#: 0923044070 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2009 12:16 PM Pg: 1 of 6

**10 DAY NOTICE  
TO CONTRACTOR  
OR  
SUBCONTRACTOR  
TO RELEASE LIEN**

AFTER RECORDING  
MAIL TO:

Monty Boatright  
Attorney at Law  
4653 N. Milwaukee  
Chicago, IL 60630

**10 DAY NOTICE TO RELEASE LIEN 770 ILCS 60/35  
SUBSEQUENT TO THE 30 DAY NOTICE PURSUANT TO 770 ILCS 60/34**

Property of Cook County Clerk's Office

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Monty S. Boatright

Attorney At Law

4653 N. Milwaukee Ave.  
Chicago, IL 60630  
(773) 202-1114  
(773) 202-1542 Fax

Via: Personal Delivery

August 18, 2009

CORPORATE CREATIONS NETWORK  
1443 W. Belmont  
Unit C  
Chicago, Illinois

Re: Pro Sewer & Plumbing, Inc.

Re: Todd Cabay

Re: 10 day Notice after the 30 Day Notice to Release Contractor's Claim for Lien

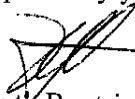
Recordation #: 0822545129

Dear Pro Sewer & Plumbing, Inc. and Todd Cabay,

Let this letter stand as Ramt Development, Inc., Tadeusz Zeglen, Robert Klick and Andrzej Lowisz demand to release the above lien within 10 days pursuant to 770 ILCS 60/35. Pursuant to 770 ILCS 60/35, you because of your neglect for not filing suit or releasing said lien shall be liable to the owner for the sum of \$2500, which may be recovered in a civil action together with the costs and the reasonable attorney's fees.

Attached hereto is a copy of the Statute known as 770 ILCS 60/35 and a copy of the 30 Day Notice personally delivered to your Registered Agent on June 1, 2009.

Respectfully yours,



Monty Boatright  
Attorney at Law

msb:pp  
encl

**UNOFFICIAL COPY****Westlaw Delivery Summary Report for BENNETT,MARGARET**

Date/Time of Request:	Tuesday, August 18, 2009 07:31 Central
Client Identifier:	MONTY
Database:	IL-ST-ANN
Citation Text:	IL ST CH 770 s 60/35
Lines:	146
Documents:	1
Images:	0

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Westlaw

770 ILCS 60/35

**C**

Formerly cited as IL ST CH 82 ¶ 35

**Effective: January 1, 2006**West's Smith-Hurd Illinois Compiled Statutes Annotated Currentness

Chapter 770. Liens

Act 60. Mechanics Lien Act (Refs & Annos)→ **60/35. Satisfaction or release; recording; neglect; penalty**

§ 35. Satisfaction or release; recording; neglect; penalty. Whenever a claim for lien has been filed with the recorder of deeds, either by the contractor or sub-contractor, and is paid with cost of filing same, or where there is a failure to institute suit to enforce the same after demand as provided in the preceding section within the time by this Act limited the person filing the same or some one by him duly authorized in writing so to do, shall acknowledge satisfaction or release thereof, in writing, on written demand of the owner, lienor, or any person interested in the real estate, or his or her agent or attorney, and on neglect to do so for 10 days after such written demand he or she shall be liable to the owner for the sum of \$2,500, which may be recovered in a civil action together with the costs and the reasonable attorney's fees of the owner, lienor, or other person interested in the real estate, or his or her agent or attorney incurred in bringing such action.

(b) [FN1]Such a satisfaction or release of lien may be filed with the recorder of deeds in whose office the claim for lien had been filed and when so filed shall forever thereafter discharge and release the claim for lien and shall bar all actions brought or to be brought thereupon.

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(c) The release of lien shall have the following imprinted thereon in bold letters at least 1/4 inch in height: "FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED." The Recorder in whose office the claim for lien had been filed, upon receipt of a release and the payment of the recording fee, shall record the release.

## CREDIT(S)

Laws 1903, p. 230, § 35, eff. July 1, 1903. Amended by Laws 1955, p. 1524, § 1, eff. July 11, 1955; Laws 1965, p. 3588, § 1, eff. Aug. 24, 1965; Laws 1967, p. 3922, § 1, eff. Sept. 7, 1967; P.A. 78-586, § 1, eff. Oct. 1, 1973; P.A. 79-521, § 1, eff. Oct. 1, 1975; P.A. 83-358, § 59, eff. Sept. 14, 1983; P.A. 94-627, § 5, eff. Jan. 1, 2006.

Formerly Ill. Rev. Stat. 1991, ch. 82, ¶ 35.

[FN1] There is no subsec. (a); so in enrolled bill (P.A. 94-627).

## HISTORICAL AND STATUTORY NOTES

The 1955 amendment provided for filing of a claim for lien with the "recorder of deeds" rather than the "clerk of the circuit court"; deleted "in the proper book in such office" following "satisfaction or release thereof"; and added the second paragraph.

The 1965 amendment substituted the circuit court for justice of the peace.

The 1967 amendment, in the first paragraph, substituted "a civil action" for "an action of debt."

P.A. 78-586, in the first paragraph, substituted "paid before the effective date of this amendatory Act of the 78th General Assembly" for "afterward paid"; inserted "be liable"; deleted "before the circuit court" from the end of the first paragraph; and added the last paragraph.

P.A. 79-521 inserted references to Registrar of Titles.

P.A. 83-358 revised references to Recorders of Deeds.

P.A. 94-627 added the section heading and rewrote the section, which prior thereto read:

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4653 N. Milwaukee Ave.  
Chicago, IL 60630  
(773) 202-1114  
(773) 202-1542 Fax

Via: Personal Delivery

June 1, 2009

CORPORATE CREATIONS NETWORK  
1443 W. Belmont  
Unit C  
Chicago, IL

Re: Pro Sewer & Plumbing, Inc  
Re: Todd Cabay  
Re: 30 Day Notice to Release Original Contractor's Claim for Lien  
Recordation #0822545129  
Property: 3601-07 W. 53<sup>rd</sup> Street, Chicago, Illinois 60632

Dear Pro Sewer & Plumbing, Inc. and Todd Cabay:

Let this letter stand as Ramt Development, Inc., Tadeusz Zeglen, Robert Klich and Andrzej Lowisz demand requiring suit to be commenced to enforce the lien within 30 days hereinafter or the lien shall be forfeited. Said Lien is known as Original Contractor's Claim for Lien recorded as document # 0822545129. This Notice and Demand is made pursuant to Illinois Statute known as 770 ILCS 60/34.

Attached hereto is a copy of 770 ILCS 60/34, Copy of Lien and your Final Lien Waiver.

Respectfully yours,



Monty Boatright  
Attorney at Law

msb:pp  
encl

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1964 DIVISION

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

385 VOLUME: [REDACTED]  
[REDACTED]  
72071

AREA SUB-AREA BLOCK PARCEL  
19- 11- 325- 047

TAX CODE

NORTH CHICAGO LAWN SUB 11 38 13

VACATED ALLEY WITHIN

(29 to 33) 1  
(29 to 33)

AREA	SUB-AREA	BLOCK	PARCEL	CODE	YEAR	FIRST	SECOND	THIRD
0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9

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