UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

STATE OF ILLINOIS SS **COUNTY OF COOK**



Doc#: 0928712133 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 10/14/2009 10:50 AM Pg: 1 of 2

RUDY ORTEGA D/B/A CNA PROFESSIONAL SERVICES

CLAIMANT,

PETER A. GIANOPULGS KATE MARIE HENDERSON GIANOPULOS; TROY CONSTRUCTION; ALL OTHER UNKNOWN OR UN-NAMED PARTIES WITH AN INTEREST IN PROPERTY PESCRIBED BELOW, AND ALL LIEN CLAIMANTS.

DEFENDANTS.

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$9,000.00

THE CLAIMANT, RUDY ORTEGA, D/B/A CNA PROFESSIONAL SERVICES, located at 5860 N. Natoma, Chicago, Illinois 60631, County of Cook, State of Illinois, being a subcontractor furnishing labor and materials on the real estate described below, hereby files a Notice and Claim for Lien against PETER A. GIANOPULOS, KATE MARIE HENDERSON GIANOPULOS, TROY CONSTRUCTION, Contractor, of 1310 Benton Rd., Lake Villa, Il., and all other unknown or un-named parties with an interest in the property and all Lien Claimants. The property is hereby described, to wit:

That at all relevant times, PETER A. GIANOPULOS and KATE MARIE HENDLE SON GIANOPULOS (hereinafter referred to as "the owners") were the owners of record of the following described real property (hereinafter referred to as "the 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, ILLUNOIS.

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

PROPERTY ADDRESS: 5418 N. Lakewood Avenue, Chicago, Il. 60640

That on or around September 1, 2008, Claimant entered into a subcontract with the said TROY CONSTRUCTION to provide labor and materials for certain electrical work and improvements for the property, for and in consideration of a sum of \$24,000.00.

That TROY CONSTRUCTION was authorized or knowingly permitted by the owners of the property to enter into the subcontract with Claimant, according to the terms of the Contract between TROY CONSTRUCTION and the owners.

0928712133 Page: 2 of 2

UNOFFICIAL COPY

That on July 28, 2009, the Claimant substantially completed all required of Claimant pursuant to the subcontract, and that the Claimant received \$15,000.00 pursuant to the subcontract, leaving a balance owed in the amount of \$9,000.00. Claimant also completed all additional work requested during performance.

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 a balance of \$9,000.00, for which, with statutory interest, and all other applicable statutory and equitable remedies, Claimant claims a lien on the property and improvements thereon and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, and supplies furnished, and on the moneys or other considerations due or to become due from the owners, or their agents, under the original contract.

RUDY ORTEGA, Claimant

STATE OF ILLINOIS

COUNTY OF COOK

The Affiant, RUDY ORTEGA, L/P/A CNA PROFESSIONAL SERVICES, being first duly sworn, on oath deposes and says that he is the Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanic's Lien, knows the content thereof, and that all statements therein contained are true,

RUDY ORTEGA, Claimant

Subscribed and sworn before me this / I lay of October, 2009

Notary Public

Prepared by and Mail To: Law Offices of Kevin F. Alexander 137 N. Oak Park Ave. #210 Oak Park, Il. 60301 OFFICIAL SEAL
KEVIN F ALEXANDER
NOTARY PUBLIC - STATE OF ILLING.
MY COMMISSION EXPIRES:12/10/00