

# UNOFFICIAL COPY

Doc#: 0931318083 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2009 04:56 PM Pg: 1 of 4

## **SUBCONTRACTOR'S MECHANIC'S LIEN - NOTICE AND CLAIM**

**FOR PROPERTY COMMONLY KNOWN AS**

**4014-22 N. Central Park Avenue, Chicago, Illinois 60618**

**By**

**DC Development INC  
5902 W. Capulina Ave, Morton Grove, IL, 60053**

**Asbestos**

Property of Cook County Clerk's Office

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## SUBCONTRACTOR'S MECHANIC'S LIEN NOTICE AND CLAIM

State of Illinois        )  
  ) SS  
County of Cook        )

The Claimant, **DC Development**, an Illinois  
\_\_\_\_\_**INC**\_\_\_\_\_ (hereinafter referred to as "Claimant"), of Cook County,  
with an address of **5902 W. Capulina Ave, Morton Grove, IL, 60053**  
hereby files this notice and claim for lien, in accordance with the Mechanics Lien Act of the  
State of Illinois, as set forth in 770 ILCS 60/1 et eq., against the interest of **DANIEL  
PARTNERS, LLC, an Illinois limited liability company**, owner as of the time the work was  
performed on the real estate as hereinafter described (hereinafter referred to as "Owner"), against  
**DC Heating and Cooling, Inc.**, an Illinois corporation (hereinafter referred to as "Contractor"),  
and against any person claiming an interest in the Real Estate (as hereinafter described) by,  
through or under Art.

Claimant states as follows:

1. Owner now holds title to that certain real estate property (including all land and improvements thereon) in County of Cook, State of Illinois (the "Property"), legally described as follows:

LOTS 28, 29, 30, 31 AND 32 AND THE SOUTH 1/2 OF LOT 33 IN  
BLOCK 26 IN THE SUBDIVISION OF BLOCKS 1 TO 31, BEING  
INCLUSIVE, OF W. B. WALKER ADDITION TO CHICAGO IN THE  
SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common address:        4014-22 N. Central Park Avenue, Chicago, Illinois 60618.  
Permanent Index Number: 13-1 4-333-020-0000.

On information and belief, the Owner and a Contractor entered into a contract for work to be performed at the Property by the Contractor as a general contractor.

2. On or about \_\_\_\_\_**01/02/2007**\_\_\_\_\_, the Claimant and the Contractor entered into a subcontractor agreement (the "Contract"), for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the total amount of **onehundredsixty thousand (\$ 160000 )** (the "Contract Sum"). The Work was performed with the knowledge and consent of the Owner.

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3. Contractor made a payment to date of **fiftythousand (\$ 50000)** for the Work to Claimant.
4. On or about 07/07/2009, Claimant timely and fully completed the all of the Work, under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.
5. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property and the last of such labor and material(s) was furnished, delivered on 07/07/2009.
6. There is now justly due and owing the Claimant after allowing to the Contractor all credits, deductions and offsets, the principal sum of **onehundredten thousand (\$ 110000)**, which principal amount bears interest at the statutory rate of ten (10%) percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of **onehundredten thousand (\$ 110000 )** plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorneys fees.

Dated: 11/02/ 2009

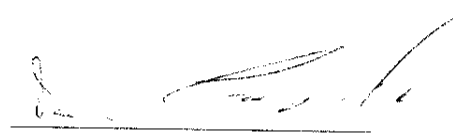
By: 

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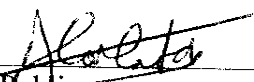
## VERIFICATION

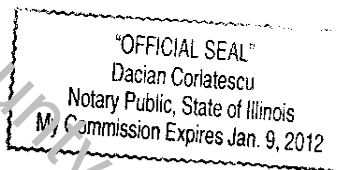
State of Illinois            )  
   ) SS  
 County of Cook            )

Daniel Capota, being first duly sworn on oath, states that he is the President of **DC Development INC**, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original's claim for mechanics lien, and that the statements contained therein are true.



Subscribed and sworn to before me  
 This 09<sup>th</sup> day of November 2009

  
 \_\_\_\_\_  
 Notary Public



My commission expires: 01/09/2012

Mail to: