

UNOFFICIAL COPY

This instrument was prepared by,
and after recording return to:

Christopher J. Goluba, P.C.
399 Wall Street, Unit H
Glendale Heights, IL 60139

Street Address:
2732 West Argyle
Chicago, Illinois 60625

P.I.N.: 13-12-408-027-0000



Doc#: 0933849018 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2009 10:33 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE & CLAIM FOR MECHANIC'S LIEN

Date: November 23, 2009

To: Owner: Dana Low
2732 West Argyle
Chicago, IL 60625

Mark Beringer
2732 West Argyle
Chicago, IL 60625

Contractor: Luna's Construction
6 Debbie Lane
Streamwood, IL 60107

Luna's Plumbing, Inc., an Illinois corporation, with its principal place of business at 6 Debbie Lane, Streamwood, Illinois 60107 (the "**Claimant**"), hereby files this Subcontractor's Notice and Claim for Mechanic's Lien on the **Real Estate** (as hereinafter described) pursuant to the Mechanics Lien Act of the State of Illinois and against the interests of the following entities and/or persons:

Luna's Construction ("**Contractor**"), Dana Low ("**New Owner**") and Mark Beringer ("**Old Owner**").

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 13-12-408-027-0000

Common Address: 2732 West Argyle, Chicago, Illinois 60625

UNOFFICIAL COPY

1. Claimant and Contractor entered into an agreement ("Contract") whereby Claimant provided certain plumbing services ~~XXXXXXXXXX~~ (collectively referred to herein as "Construction Services") the Real Estate.
2. That the Construction Services provided by Claimant were performed with the knowledge of the New Owner. Alternatively, the Old Owner authorized the New Owner to enter into agreements for the improvement of the Real Estate. Alternatively, Old Owner knowingly permitted the New Owner to enter into agreements for improvements of the Real Estate.
3. On October 26, 2009, the New Owner locked out the Claimant and prevented the Claimant from performing any additional work on the Real Estate.
4. Under the terms of and in accordance with the Contract, and the Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Real Estate.
4. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Real Estate, and the last of such labor and materials was furnished, delivered and performed, and the work contemplated under the Contract completed, on October 24, 2009.
5. There is now due and owing to the Claimant after allowing all credits, deductions and offsets, the sum of \$8,432.00 plus interest at the rate specified and allowed in the Illinois Mechanics Lien Act.
6. Claimant now claims a lien on the above-described Real Estate, and on all of the improvements thereon, against the New Owner, Old Owner and Contractor and all persons interested therein for \$8,432.00 plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

Luna's Plumbing, Inc., an Illinois corporation

BY: 

Name: Sean McGuigan

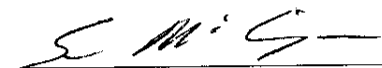
Title: Vice-President

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) ss.

AFFIDAVIT

I, Sean McGuigan, being first duly sworn, on oath deposes and says that he/she is an officer of Luna's Plumbing Inc., that he is duly authorized to make this affidavit on its behalf; that he has read the foregoing Subcontractor's Claim for Mechanic's Lien, knows the contents thereof, and that the statements contained therein are true.

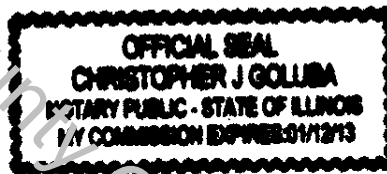


Name: Sean McGuigan
Title: Vice-President

Subscribed and Sworn to before me this 23rd day of November, 2009.



NOTARY PUBLIC



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 30 IN BLOCK 2 IN HAYNES AND SPORROW'S ARGYLE PARK ADDITION TO RAVENSWOOD GARDENS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PIN: 13-12-408-027-0000

Property of Cook County Clerk's Office