

UNOFFICIAL COPY

DOCUMENT PREPARED BY
AND RETURN TO:

Jan Szmidt, Inc.
5605 W. Grace
Chicago, IL 60634



Doc#: 0934222066 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2009 11:16 AM Pg: 1 of 4

STATE OF ILLINOIS

COUNTY OF COOK

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

PURSUANT TO SECTIONS 60/1, 60/5, 60/21 OF THE LIEN ACT - RESIDENTIAL

NOTICE TO OWNER

Do not pay the contractor for this work or material unless you have received from the subcontractor a waiver of lien or other satisfactory evidence of payment to the Claimant.

NOTICE & CLAIM FOR LIEN IN THE

AMOUNT OF \$4,500.00, plus interest pursuant to 770 ILCS 60/1 and attorney fees pursuant to 770 ILCS 60/17.

TO OWNER OR REPUTED OWNER VIA CERTIFIED MAIL R/R & REG. US MAIL:

**Shelia Cross
2940 Sheffield #1N
Chicago, IL 60657**

TO DEFENDANT OR REPUTED DEFENDANT VIA CERTIFIED MAIL R/R & REG. US MAIL:

**Wells Fargo Bank
2701 Wells Fargo Way
Minneapolis, MN 55427**

"NOTICE TO OWNER"

The subcontractor providing this notice has performed work for or delivered material to your home improvement contractor. These services or materials are being used in the improvements to your residence and entitle the subcontractor to file a lien against your residence if the labor, services, material, fixtures, apparatus or machinery, forms or form work are not paid for by your home improvement contractor. A lien waiver will be provided to your contractor when the subcontractor is paid, and you are urged to request this waiver from your contractor when paying for your home improvements.

Friday, December 04, 2009

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Lien ID: 3665-5376

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THE LIEN CLAIMANT, **Jan Szmidt, Inc.** ("Claimant"), original contractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Shelia Cross**, owner, **Wells Fargo Bank**, mortgagee (collectively "Owner"), and any other party claiming an interest in the real estate, more fully described below, through, or under the Owner, stating as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of **Cook**, State of Illinois, to wit:

PARCEL: [See the legal description attached hereto and incorporated herein as Exhibit "A"]

PIN: **14-29-216-042-1001**

which property is commonly known as **2940 N. Sheffield Ave, Apt # 1N, Chicago, IL 60657** (collectively "Project").

2. On information and belief, said Owner contracted with **Casey Remodling** ("Contractor") for certain improvements to said premises.

3. General Contractor entered into the Subcontract on **7/3/2009** with the full knowledge, consent, and authorization of Owner. The Owner knowingly permitted the General Contractor to enter into the Subcontract with Claimant.

4. Claimant completed its work under its contract on **8/17/2009**, which entailed **Labor and Material Filling and Painting** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$4,500.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract, in the amount of **(\$4,500.00)** plus interest. To date, despite due demand for payment, Claimant remains unpaid for its work at the Project and there is no reasonable basis for the failure to pay Claimant.

6. The amount consists of the following:

A. Base Contract	\$6,500.00
B. Change Orders	\$0.00
C. Adjusted Based Contract	\$6,500.00
D. Amount Paid to Date (Credit)	\$2,000.00
E. Value of Lienable Work Performed As To Date of Completion	\$4,500.00
F. Statutory 10% Interest	\$133.15
Total Principal Amount of Lien	\$4,633.15

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Lien ID: 3665-5376

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Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage of the total amount owed to Claimant on each unit and/or by parcels shown in the legal description by the method required by applicable law.

7. At all relevant times Owner was aware that Claimant was providing labor and materials for the benefit of the Project and the Property.

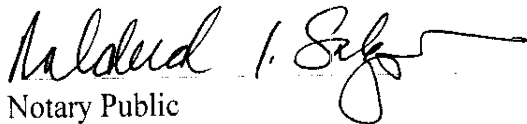
8. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice and claim for lien upon the real property listed herein.

VERIFICATION

The undersigned, , being first duly sworn, on oath deposes and states that he is the agent of **Jan Szmidt, Inc.**, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Signed by: 

Subscribed and sworn to before me on this Fourth Day of December of 2009.


Notary Public



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LEGAL DESCRIPTION:

PARCEL 1: UNIT 1-N, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2940 NORTH SHEFFIELD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0419010029, AS AMENDED FROM TIME TO TIME, IN THE EAST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PG-3 AND P-6, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0419010029, AFORESAID.

PROPERTY PIN:

14-29-216-042-1001

PROPERTY ADDRESS:

2940 N.SHEFFIELD AVE

UNIT: 1N

CHICAGO, IL 60657

COOK COUNTY

Property of Cook County Clerk's Office