

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS COUNTY OF COOK



Doc#: 1001439017 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/14/2010 11:06 AM Pg: 1 of 3

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Rocket Mechanical, Inc.,
Claimant

VS

Gladstone-Norwood Trust & Savings Bank,
Trustee Under Trust No. 55783, Dated August 12, 1982, or its successor;
Gladstone-Norwood Trust & Savings Bank, Trustee Under Trust No. 1313, or its successor;
JLL Construction Services, Inc.; 1177 N. Elston, Inc., d/b/a Slow Down Life's Too Short;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$20,000.00

THE CLAIMANT, Rocket Mechanical, Inc., 8007 South Kingston Avenue, Chicago, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against JLL Construction Services, Inc., contractor, 1040 West Huron, Suite 300, Chicago, Illinois, and against Gladstone-Norwood Trust & Savings Bank, as trustees as aforesaid, or its successor(s), and against 1177 N. Elston, Inc., d/b/a Slow Down Life's Too Short, and against all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Gladstone-Norwood Trust & Savings Bank, as trustees as aforesaid, or its successor(s), and all other(s) owning or claiming an interest in the following-described real property, or any of them, was (were) the owner(s) of the following-described real property, to wit:

See Legal Description on Page Three

PERMANENT INDEX NUMBER: 17-05-307-003-0000

PROPERTY ADDRESS: 1177 North Elston Avenue, Chicago, Illinois

THAT, on December 8, 2008, Claimant entered into a subcontract with the said JLL Construction Services, Inc., to provide labor and material to install heating, ventilation and air-conditioning equipment, exhaust equipment and ductwork for the afore-described real property of a value of and for the sum of **\$48,000.00**.

THAT Claimant provided no additional labor or material for the afore-described real property.

THAT, on November 6, 2009, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

THAT Claimant has received **\$28,000.00** pursuant to the said subcontract.

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THAT the said JLL Construction Services, Inc., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said JLL Construction Services, Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither JLL Construction Services, Inc., nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$20,000.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.

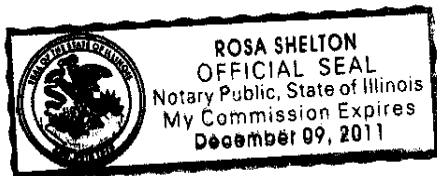
Rodney Walker
Rodney Walker, Agent of Claimant

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE AFFIANT, Rodney Walker, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

Rodney Walker
Rodney Walker, Agent of Claimant

Subscribed and sworn to before me this 11 day of December, 2009.



Rosa Shelton
Notary Public

Mail To:

Rodney Walker
Rocket Mechanical, Inc.
8007 South Kingston Avenue
Chicago, Illinois 60617

Prepared By:

Stephen M. Goba
Illinois Document Preparation Co.
600 South Ahrens Avenue
Lombard, Illinois 60148

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Legal Description

That part of Block 19 described as follows: commencing at a point on the easterly line of Elston Avenue which is 35.02 feet south 25 degrees 59 minutes 20 seconds east from the point of intersection of said easterly line of Elston Avenue with the south line of Division Street; thence continuing south 25 degrees 59 minutes 20 seconds east along said easterly line 65.0 feet; thence north 73 degrees 57 minutes 40 seconds east 80.72 feet more or less to the easterly line of a concrete dock on the westerly bank of the North Branch of the Chicago River; thence north 37 degrees 26 minutes 48 seconds west along said dock line 68.766 feet more or less to the point of intersection with a line which runs north 73 degrees 57 minutes 40 seconds east through the point of beginning; thence south 73 degrees 57 minutes 40 seconds west along said line, 66.85 feet more or less to the point beginning, all in Elston's Addition to Chicago, in Section 5, Township 30 North, Range 14, east of the Third Principal Meridian in Cook, County, Illinois.

Property of Cook County Clerk's Office