

# UNOFFICIAL COPY

ORIGINAL CONTRACTOR'S  
CLAIM FOR MECHANICS LIEN



Doc#: 1002547116 Fee: \$33.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2010 11:40 AM Pg: 1 of 7

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

MD Service Co.,  
Claimant

VS

21746-21913 S. Jeffrey, LLC; Nick's Rental Mngmt. Co.;  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendants

CLAIM FOR LIEN IN THE AMOUNT OF **\$10,000.00**

THE CLAIMANT, MD Service Co., 728 Green Bay Avenue, Calumet City, Illinois, hereby files a claim for mechanics lien, as hereinafter more particularly stated, against the above-listed defendants and states:

THAT, at all relevant times, 21746-21913 S. Jeffrey, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

Lots 1, 2, 7 and 10 in Lorac Subdivision, including all of the 21746 Jeffrey Condominium, said Lorac Subdivision being a subdivision of part of the west half of Section 25; also Lots 1, 11, 12, 13 and 14 in Lorac Subdivision Unit II, being a subdivision of part of the west half of Section 25; all in Township 35 North, Range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers:	32-25-315-019-0000	32-25-315-020-0000	32-25-315-025-0000
	32-25-300-038-1001	32-25-300-038-1002	32-25-300-038-1003
	32-25-300-038-1004	32-25-300-038-1005	32-25-300-038-1006
	32-25-300-023-0000	32-25-300-033-0000	32-25-321-001-0000
	32-25-321-002-0000	32-25-321-003-0000	

Property Addresses:	21825 South Jeffrey;	21831 South Jeffrey;
	21913 South Jeffrey;	21746 South Jeffrey, Units 1N, 1S, 2N, 2S, 3N, 3S;
	21912 South Jeffrey;	21752 South Jeffrey;
	21832 South Jeffrey;	21838 South Jeffrey
	21900 South Jeffrey;	
	All in Sauk Village, Illinois	

THAT, on September 2, 2008, Claimant entered into a contract with Nick's Rental Mngmt. Co., one authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into such a contract, to install air-conditioning equipment, replace boiler, replace hot water tanks and install baseboard heaters for the afore-described real property of a value of and for the sum of **\$25,200.00**.

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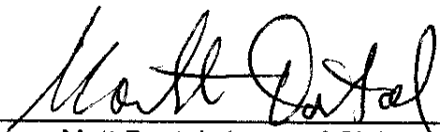
## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

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

THAT, on September 15, 2008, Claimant substantially completed all required of Claimant by the said contract.

THAT Claimant has received **\$15,200.00** pursuant to the said contract.

THAT neither Nick's Rental Mngmt. Co. 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 **\$10,000.00**, 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.

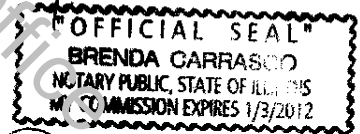
  
Matt Dostal, Agent of Claimant

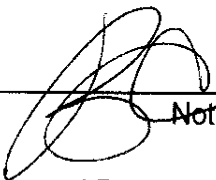
STATE OF ILLINOIS        )  
  )     SS  
COUNTY OF COOK        )

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

  
Matt Dostal, Agent of Claimant

Subscribed and sworn to before me this 20<sup>th</sup> day of Jan, 2010.



  
Notary Public

Mail To:

Matt Dostal  
MD Service Co.  
738 Green Bay Avenue  
Calumet City, Illinois 60409

Prepared By:

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

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## CONTRACTOR'S AFFIDAVIT

### PURSUANT TO SECTION 5 OF THE ILLINOIS MECHANICS LIEN ACT

STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        SS

To the owner(s):

The undersigned, Matt Dostal, duly-authorized agent of the contractor, MD Service Co., on oath deposes and says that the following is a true and complete list of names and addresses of sub-contractors and material suppliers for the project commonly known as **21746 - 21913 South Jeffrey Avenue, Sauk Village, Illinois**, and the amounts due or to become due to each as of the date of execution of this affidavit. **THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING LABOR, SERVICES, MATERIAL, FIXTURES, APPARATUS OR MACHINERY, FORMS OR FORMWORK BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR.**

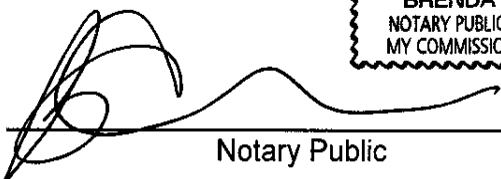
Name and address of sub-contractor or supplier	Nature of goods or services supplied	Amount due or to become due
MIDLALES	WALCHNITS HEATING & AIR COND.	0

STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        SS

THE AFFIANT, Matt Dostal, being first duly sworn, on oath deposes and says that he is an authorized agent of the contractor, MD Service Co., that he has read the foregoing Contractor's Affidavit, knows the contents thereof, and that all statements therein contained are true and complete.

  
 \_\_\_\_\_  
 Matt Dostal

Subscribed and sworn to before me this 20<sup>th</sup> day of Jan, 2010.

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

"OFFICIAL SEAL"  
 BRENDA CARRASCO  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 1/3/2012

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Doc#: 0917518071 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2009 03:43 PM Pg: 1 of 4

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION

RBS CITIZENS, N.A. d/b/a CHARTER ONE, )  
successor by merger with CHARTER ONE )  
BANK, N.A. )

Plaintiff )

v. )

Case No. 09 CH 20072

21746-21913 S. JEFFREY, LLC; NICK'S )  
RENTAL MANAGEMENT CO.; THE BOARD )  
OF MANAGERS OF 21746 JEFFREY )  
CONDOMINIUM; UNKNOWN OWNERS and )  
NON-RECORD CLAIMANTS, )

Defendants. )

**NOTICE OF FORECLOSURE (LIS PENDENS)**

**(21746 (Units 1N, 1S, 2N, 2S, 3N & 3S in the Jeffrey Condominium), 21752, 21825, 21831, 21832, 21838, 21900, 21912 and 21913 S. Jeffrey, Sauk Village, Illinois 60411)**

I, the undersigned, do certify that the above entitled cause was filed in the above Court on June 23, 2009 for foreclosure and that the property affected by said cause is described as follows:

- (i) The name of the Plaintiff and case number are set forth above.
- (ii) The Court in which this action is brought is set forth above.
- (iii) The names of the title holder of record is: 21746-21913 S. Jeffrey LLC, an Illinois limited liability company.
- (iv) The legal description and description of the subject premises are described as follows:

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PARCEL 1:

UNIT NUMBERS 1N, 1S, 2N, 2S, 3N, AND 3S IN THE 21746 JEFFREY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN LORAC SUBDIVISION, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25382776; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PINS: 32-25-300-038-1001, 32-25-300-038-1002, 32-25-300-038-1003, 32-25-300-038-1004, 32-25-300-038-1005 AND 32-25-300-038-1006

COMMONLY KNOWN AS: 21746 S. JEFFREY UNIT NUMBERS 1N, 1S, 2N, 2S, 3N, AND 3S, SAUK VILLAGE, IL

PARCEL 2

LOT 1 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 32-25-300-023-0000

COMMONLY KNOWN AS: 21912 S. JEFFREY, SAUK VILLAGE, IL 60411

PARCEL 3:

LOT 13 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25 TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 32-25-321-002-000

COMMONLY KNOWN AS: 21838 S. JEFFREY, SAUK VILLAGE, IL 60411

PARCEL 4:

LOT 2 IN LORAC SUBDIVISION UNIT 11, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 32-25-315-020-0000

COMMONLY KNOWN AS: 21831 S. JEFFREY, SAUK VILLAGE, IL 60411

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## PARCEL 5

LOT 12 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 32-25-321-001-0000

COMMONLY KNOWN AS: 21832 S. JEFFREY, SAUK VILLAGE, IL 60411

## PARCEL 6

LOT 1, LORAC SUBDIVISION UNIT 11, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH 84 DEGREES 04 MINUTES 28 SECONDS EAST ON THE NORTH LINE THEREOF 69.75 FEET TO A POINT ON A LINE WHICH IS THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF 218<sup>TH</sup> STREET AS HERETOFORE DEDICATED IN SOUTHDAL E SUBDIVISION UNIT NUMBER 2, [BEING A SUBDIVISION OF PART OF THE AFORESAID SECTION 25]; THENCE SOUTH 74 DEGREES 44 MINUTES 31 SECONDS WEST ON SAID SOUTHWESTERLY PROLONGATION 65.39 FEET TO THE NORTHEASTERLY LINE OF JEFFREY AVENUE AS HERETOFORE DEDICATED IN SOUTHDAL E SUBDIVISION UNIT NO. 2 AFORESAID; THENCE NORTH 33 DEGREES 11 MINUTES 01 SECONDS WEST ON SAID NORTHEASTERLY LINE 11.82 FEET TO THE POINT OF BEGINNING

PIN: 32-25-315-019-0000

COMMONLY KNOWN AS: 21825 S. JEFFREY, SAUK VILLAGE, IL 60411

## PARCEL 7

LOT 7 IN LORAC SUBDIVISION UNIT 11, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 32-25-315-025-0000

COMMONLY KNOWN AS: 21913 S. JEFFREY, SAUK VILLAGE, IL 60411

## PARCEL 8

LOT 14 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 32-25-321-003-0000

# UNOFFICIAL COPY

COMMONLY KNOWN AS: 21900 S. JEFFREY, SAUK VILLAGE, IL 60411

PARCEL 9

LOT 11 IN LORAC SUBDIVISION UNIT II, BEING A SUBDIVISION OF THE PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 32-25-300-033-0000

COMMONLY KNOWN AS: 21752 S. JEFFREY, SAUK VILLAGE, IL 60411

(v) The commonly known address of the subject premises is as follows:

21746 (Units 1N, 1S, 2N, 2S, 3N & 3S in the Jeffrey Condominium), 21752, 21825, 21831, 21832, 21838, 21900, 21912 and 21913 S. Jeffrey, Sauk Village, Illinois 60411

(vi) Identification of the mortgage to be foreclosed:


**Date of mortgage:** First Mortgage dated February 10, 2006; Second Mortgage dated July 11, 2007

**Name of mortgagor:** 21746-21913 S. Jeffrey, LLC

**Name of mortgagee:** RBS Citizens, N.A., as successor by merger with Charter One Bank, N.A.

**Date and place of recording of mortgage:** The First Mortgage was recorded on February 15, 2006; the Second Mortgage was recorded on August 2, 2007, with the Office of the Cook County Recorder of Deeds.

**Identification of recording:** The First Mortgage recorded as document no. 0604618074; Second Mortgage recorded as document no. 0721418070.



Attorney of Record

This document was prepared by and should be returned to:

Christopher B. Lega  
Thomas M. Lombardo  
Riemer & Braunstein LLP  
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Suite 3515  
Chicago, Illinois 60606  
312-780-1172