

UNOFFICIAL COPY



CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 1008929017 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/30/2010 10:54 AM Pg: 1 of 3

STATE of ILLINOIS COUNTY of COOK

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

TRI PAR, INC.,
Claimant

VS

Chicago Title & Trust Company, As Trustee Under Trust No. 8002346234, Dated March 29, 2006; ("Owner"; South Rhodes Avenue, LLC; Tri Par, Inc.; Highland Community Bank 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 \$26,101.00.

THE CLAIMANT, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Chicago Title & Trust Company, as trustee as aforesaid, and South Rhodes, Avenue, LLC, Highland Community Bank and all other(s) owning or claiming an interest in the following-described real property and states:

THAT, at all relevant times, Chicago Title & Trust Company, as trustee as aforesaid, and South Rhodes Avenue, LLC, and all other(s) owned or claimed 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 Exhibit A for Legal Description

THAT, on August 31, 2007, Claimant entered into a contract with the said South Rhodes Avenue LLC authorized and permitted by the Owners to make such contracts to provide labor and material to construct a single family residence for the afore-described real property of a value of and for the sum of \$449,000.00.

THAT, at the special instance and request of the said Owner, Claimant provided additional labor and material for the afore-described real property of a value of and for the sum of \$9,901.00.

*This document prepared by
Ernest D. Simon*

ERNEST D. SIMON

ATTORNEY AT LAW

105 West Adams Street, Suite 1400
Chicago, Illinois 60603

312.205.1030

UNOFFICIAL COPY

THAT, as of the date of filing of the instant instrument, Claimant's performance pursuant to the said contract is ongoing and that the last date on which Claimant performed substantial work pursuant to the said contract was December 15, 2009.

THAT, Claimant has received \$432,800.00 pursuant to the said contract.

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT Claimant herewith revokes waiver(s) of lien, if any, heretofore furnished by Claimant for the purpose of inducing payment.

THAT neither Owner nor any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant the balance of \$ 26,107.00 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.


Allan Gustafson, Agent of Claimant

STATE OF ILLINOIS)

) SS


COUNTY OF COOK)

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


Allan Gustafson, Agent of Claimant

Subscribed and sworn before me this 29th day of March 2010.

NOTARY PUBLIC, STATE OF ILLINOIS
MARIE MARY DOWNS
SEAL
MY COMMISSION EXPIRES 1/6/2016


Notary Public

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THE SOUTH 29.00 FEET OF THE NORTH 142.50 FEET OF THE WEST 78.56 FEET
THE WEST 94.56 FEET OF LOT 10 IN RESUBDIVISION OF LAKE MEADOWS
NUMBER 2 BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND
VACATED STREETS AND ALLEYS IN THE NORTHEAST FRACTIONAL
QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED NOVEMBER 27, 1959, AS DOCUMENT NUMBER 17722039 AND
FILED IN THE OFFICE OF REGISTRAR OF TITLES AS DOCUMENT NUMBER
1890949, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-34-225-003-0000

COMMONLY KNOWN AS: 3211 S. Rhodes, Chicago, Illinois 60616-4039.

Property of Cook County Clerk's Office