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Doc#: 1035410048 Fee: \$33.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2010 03:25 PM Pg: 1 of 7

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **Above All Remodeling Inc.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Village Square of Orland Townhomes a/k/a Village Square of Orland Townhomes Association, individually and on behalf of each and every unit owner, owner; All unit owners of record including but not limited to: Susan A. Vaikus (Lot 10), unit owner, Robert Kosobucki (Lot 11), unit owner, Jean Kosobucki (Lot 11), unit owner, Joan M. Loeb (Lot 9), unit owner, Julie Tessari (Lot 9), unit owner, Thomas Loeb (Lot 9), unit owner, and Henryka Grzyb (Lot 12), unit owner; A J Smith Federal Savings Bank, mortgagee; Fifth Third Bank, mortgagee; Washington Mutual Bank, F.A. n/k/a JPMorgan Chase Bank, mortgagee; Cardinal Management Corporation, property manager; (collectively "Owner"), Avalon Construction Group, Inc., contractor, Alliance Remodeling & Construction, Inc., subcontractor, and any other person claiming an interest in the real estate, more fully described below, 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:

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PARCEL: See attached Exhibit 1 - Legal Description as described in the Third Amendment to the Declaration for Village Square of Orland Townhomes Association recorded on August 27, 1991 as document number 91440254.

P.I.N.s: See attached Exhibit 2.

which property is commonly known as Village Square of Orland Townhomes, 15700 through and including 15707 Chesterfield Lane, 15709 Chesterfield Lane, 15711 Chesterfield Lane, 15713 Chesterfield Lane, 15715 Chesterfield Lane, 15717 Chesterfield Lane, 15719 through and including 15731 Chesterfield Lane, 15733 Chesterfield Lane, 15735 Chesterfield Lane, 15737 Chesterfield Lane, 15739 through and including 15743 Chesterfield Lane, 15745 Chesterfield Lane, 15747 Chesterfield Lane, 15749 Chesterfield Lane, 15751 Chesterfield Lane, 15753 Chesterfield Lane, 15755 Chesterfield Lane, 15757 Chesterfield Lane, 15759 Chesterfield Lane, 15700 through and including 15716 Danford Lane, 15718 Danford Lane, 9301 Sunset Lane, 9303 Sunset Lane, 9319 Sunset Lane, and 9323 Sunset Lane, Orland Park, Illinois 60462.

2. On information and belief, **Cardinal Management Corporation** or in the alternative, **Village Square of Orland Townhomes** *aka* **Village Square of Orland Townhomes Association**, through its agent **Cardinal Management Corporation**, contracted with **Avalon Construction Group, Inc.** for certain improvements to said premises.

3. On information and belief, and subsequent hereto, **Avalon Construction Group, Inc.** entered into a subcontract with **Alliance Remodeling & Construction, Inc.**

4. Subsequent thereto, **Alliance Remodeling & Construction, Inc.**, entered into a subcontract with Claimant to furnish labor and materials related to removing old siding and replacing any rotten wood, installing Tyvek, siding, window wraps, soffits, and fascia at said premises.

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5. The Claimant completed its work under its subcontract on August 20, 2010, which entailed the furnishing of said labor and materials.

6. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Eleven Thousand Sixty-Five and 20/100 Dollars (\$11,065.20)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate described (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **Eleven Thousand Sixty-Five and 20/100 Dollars (\$11,065.20)** plus interest.

7. In the event Claimant is required to allocate or apportion its claim of \$11,065.20, Claimant claims a lien against each of the sixty-four individual units in the real estate set forth in paragraph two above, in the amount of **One Hundred Seventy-Two and 85/100 Dollars (\$172.85)** per unit for a grand total of **Eleven Thousand Sixty-Five and 20/100 Dollars (\$11,065.20)**, (pursuant to Article VI, Section 6.02 of the Declaration for Village Square of Orland Townhomes, recorded with the Cook County Recorder of Deeds as Document number 86565693), against the interest of the individual unit owners, and other parties named above, in said 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 against said contractor, in the amount of **Eleven Thousand Sixty-Five and 20/100 Dollars (\$11,065.20)** plus interest.

8. Without acknowledging that this statutory provision applies in this situation, Section 1692g(a) of the Fair Debt Collection Practices Act requires that the following information be given to you:

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- a. The amount of the debt: \$11,065.20 plus interest, costs and attorneys' fees.
- b. The name of the creditor to whom the debt is owed: **Above All Remodeling Inc.**
- c. Unless you, within thirty (30) days after receipt of this notice, dispute the validity of the debt, or any portion thereof, the debt will be assumed to be valid.
- d. If you notify our office in writing within that thirty (30) day period that the debt, or any portion thereof, is disputed, our office will obtain verification of the debt or a copy of a judgment against you and a copy of such verification or judgment will be mailed to you.
- e. Upon your written request within the thirty (30) day period, our office will provide you with the name and address of the original creditor, if different from the current creditor.

Above All Remodeling Inc., an Illinois corporation,

By: 

One of its attorneys

This notice was prepared by and after recording should be return to:

James T. Rohlfing
 Mark B. Grzymala
 ROHLFING & OBERHOLTZER
 211 West Wacker Dr., Ste. 1200
 Chicago, Illinois 60606
 (312) 923-7100

PLEASE NOTE THAT THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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VERIFICATION

The undersigned, Chad M Saindon being first duly sworn, on oath deposes and states that s/he is an authorized representative of Above All Remodeling Inc. that s/he has read the above and foregoing Subcontractor's Claim For Mechanics Lien and that to the best of his or her knowledge and belief the statements therein are true and correct.

Chad M Saindon

SUBSCRIBED AND SWORN to
before me this 20 day
of Dec, 2010.

Patricia A Gilbert
Notary Public

OFFICIAL SEAL
PATRICIA A. GILBERT
Notary Public - State of Illinois
My Commission Expires Sep 01, 2012

My commission expires: 9/1/2012

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

The Parcel

- A. Lots 1 through 32, both inclusive of the Village Square of Orland Townhomes Unit I, according to the Plat of Subdivision of part of the East Half of the Southwest Quarter of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, recorded on February 6, 1985 as Document No. 27435580.
- B. Lots 33 through 64, both inclusive, in the Village Square of Orland Townhomes Unit II, according to the Plat of Subdivision of part of the East Half of the Southwest Quarter of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, recorded on February 17, 1987 as Document No. 87-009591.



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EXHIBIT 2

P.I.N.s:

27-15-305-001-0000, 27-15-305-002-0000, 27-15-305-003-0000, 27-15-305-004-0000,
27-15-305-005-0000, 27-15-305-006-0000, 27-15-305-007-0000, 27-15-305-008-0000,
27-15-305-009-0000, 27-15-305-010-0000, 27-15-305-011-0000, 27-15-305-012-0000,
27-15-305-013-0000, 27-15-305-014-0000, 27-15-305-015-0000, 27-15-305-016-0000,
27-15-305-017-0000, 27-15-305-018-0000, 27-15-305-019-0000, 27-15-305-020-0000,
27-15-305-021-0000, 27-15-305-022-0000, 27-15-305-023-0000, 27-15-305-024-0000,
27-15-305-025-0000, 27-15-305-026-0000, 27-15-305-027-0000, 27-15-305-028-0000,
27-15-305-029-0000, 27-15-305-030-0000, 27-15-305-031-0000, 27-15-305-032-0000,
27-15-305-037-0000, 27-15-305-038-0000, 27-15-305-039-0000, 27-15-305-040-0000,
27-15-305-041-0000, 27-15-305-042-0000, 27-15-305-043-0000, 27-15-305-044-0000,

27-15-306-001-0000, 27-15-306-002-0000, 27-15-306-003-0000, 27-15-306-004-0000,
27-15-306-005-0000, 27-15-306-006-0000, 27-15-306-007-0000, 27-15-306-008-0000,
27-15-306-009-0000, 27-15-306-010-0000, 27-15-306-011-0000, 27-15-306-012-0000

27-15-307-001-0000, 27-15-307-002-0000, 27-15-307-003-0000, 27-15-307-004-0000,
27-15-307-005-0000, 27-15-307-006-0000, 27-15-307-007-0000, 27-15-307-008-0000,
27-15-307-009-0000, 27-15-307-010-0000, 27-15-307-011-0000, 27-15-307-012-0000,

and 27-15-301-012-0000.

County Clerk's Office