

**DOCUMENT RECORDED BY  
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.  
6225 N. Milwaukee Ave.  
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**DOCUMENT PREPARED BY:**

Premier Builders  
5343 N. Mulligan  
Chicago, IL 60630  
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STATE OF ILLINOIS  
COUNTY OF COOK

**SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN**  
PURSUANT TO SECTIONS 60/1, 60/3, 60/21, AND 60/24 OF THE LIEN ACT

**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 \$47,500.00, 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:**

Velde Investments, LLC  
1605 West Clavey Rd.  
Highland Park, IL 60035

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

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

# UNOFFICIAL COPY

**DJS REMODELING**  
**1605 Clavey Rd**  
**Hebron, IL 60034**

THE LIEN CLAIMANT, **Premier Builders** ("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: **Velde Investments, LLC**, owner, , mortgagee, **DJS REMODELING**, contractor, 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: **13 35 116 001 0000**

which property is commonly known as **3659 W Palmer, Chicago, IL 60647** (collectively "Project").

2. On information and belief, said Owner contracted with **DJS REMODELING David Velde** ("Contractor") for certain improvements to said premises.

3. General Contractor entered into the Subcontract on **8/5/2010** 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 **3/15/2011**, which entailed **Rough Framing, Finish carpentry, Drywall Window instalation. (labor only)** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$47,500.00)** 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 **(\$47,500.00)** 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	<b>\$47,500.00</b>
B. Change Orders	<b>\$0.00</b>
C. Adjusted Based Contract	<b>\$47,500.00</b>
D. Amount Paid to Date (Credit)	<b>\$0.00</b>
E. Value of Lienable Work Performed As To Date of Completion	<b>\$47,500.00</b>

Thursday, May 12, 2011

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Lien ID: 3871-5871

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F. Statutory 10% Interest	<b>\$754.79</b>
Total Principal Amount of Lien	<b>\$48,254.79</b>

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, **Robert Schmalz**, being first duly sworn, on oath deposes and states that he is the agent of **Premier Builders**, 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: \_\_\_\_\_

Robert Schmalz

Subscribed and sworn to before me on this Twelfth Day of May of 2011.

Notary Public