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Recorder of Deeds
Cook County



Doc#: 1130716052 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/03/2011 03:07 PM Pg: 1 of 6

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: SEE ATTACHED SERVICE LIST
VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

THE CLAIMANT, **Ace Painting & Restoration Corporation a/k/a Ace Mitigation**, Claimant/ Contractor, with its principal place of business as 32 Elm Ave. Fox Lake, IL 60020, in the County of Lake and State of Illinois, claims a mechanic's lien under the Illinois Mechanics Lien Act on the Real Estate described herein and the interests of the following entities in the Real Estate:

Ally Bank Corp, f/k/a GMAC Bank (hereinafter referred to as "the Mortgage"); and

Kimberly Rucker hereinafter referred to as the "Owners" and any person claiming an interest in the Real Estate, by through or under the Owner(s).

In support hereof Claimant states as follows:

1. At all times relevant hereto and continuing to the present, Owners owned the following real estate and improvements thereon in Cook County, Illinois to wit:

LOT 7 IN BLOCK 6 IN LINCOLNWOOD SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1957 AS AS DOCUMENT # 16978902, IN COOK COUNTY, ILLINOIS

and commonly known as: **121 Illinois Street, Park Forest, IL 60466**

PIN: 31-24-436-010-0000

2. At the special insistence and request of **KIMBERLY RUCKER** individually and/or as an authorized agent for the Owners, on or about May 9, 2011 Contractor entered into a written Agreement with **KIMBERLY RUCKER** to provide necessary labor, material and equipment to repair water damage and render mold remediation and restoration services ("the Agreement") to the real estate at 121 Illinois Street, Park Forest, IL 60466. ("the Property")

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3. **KIMBERLY RUCKER**, is the owner of the Property; and knowingly entered into the Agreement for the repair and improvements to the Real Estate

4. In the Summer of 2011 the Claimant completed its work pursuant to the Agreement on the parcel(s) described herein which entailed repair of water damage and mold remediation. for which the amount of SEVEN THOUSAND FIVE HUNDRED AND SIXTY & 35 /100 DOLLARS (\$7560.35) remains unpaid. See Statement attached as Exhibit "A"

5. That there is due, unpaid and owing to the Claimant, after allowing all just due credits the principal sum of SEVEN THOUSAND FIVE HUNDRED AND SIXTY & 35 /100 DOLLARS (\$7560.35) with statutory interest at the rate of TEN PERCENT (10%) per annum.

6. Claimant claims a mechanic's lien on the real estate described herein against the Owners, any other person claiming an interest in the Real Estate through or under the Owner , and other interested parties named above in the real estate, (including all land and improvements thereon and all leasehold interests) and hereby notifies the Owners and other interested parties named above of its claim for a lien on the Real Estate in the amount SEVEN THOUSAND FIVE HUNDRED AND SIXTY & 35 /100 DOLLARS (\$7560.35) plus statutory interest .

7. Without acknowledging the that the statutory provisions of the Fair Debt Collection Practices Act apply to this situation, pursuant to Section 1692(a) please take notice and be advised as follows:

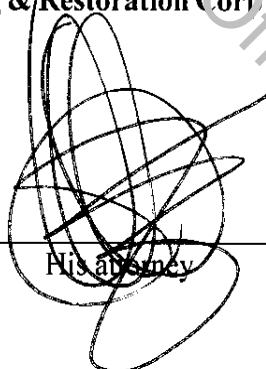
- a.) The amount of the debt: \$7650.35 plus interest, costs, and attorneys fees.
- b.) The name of the creditor to whom the debt is owed: Ace Painting & Restoration Corp a/k/a Ace Mitigation
- c.) The debt will be assumed to be valid by the creditor's law firm, unless the debtor, within thirty days after receipt of this Notice, disputes, in writing, the validity of the debt or some portion thereof.
- d.) Verification of the Debt is attached hereto at Exhibit "A"

Ace Painting & Restoration Corp a/k/a Ace Mitigation

**This Notice was prepared by and
after recording should be mailed to:**

Domenic J. Lupo
O'Brien & O'Brien
55 W. Wacker Drive, Ste.900
Chicago IL 60601

By: _____



His attorney

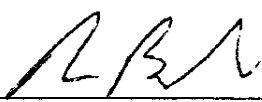
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VERIFICATION

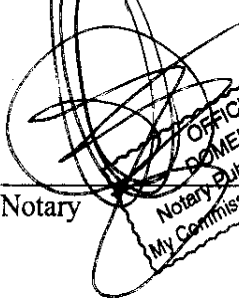
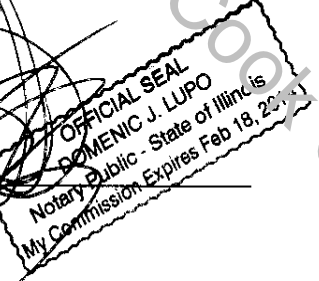
State of Illinois)
)ss
County of Cook)

Richard Brondi, being first duly sworn on oath states that he an Authorized Officer/Agent of Ace Painting and Restoration Corp a/k/a Ace Mitigation , the Claimant herein, that he has read the above and foregoing Notice and Claim for Mechanic's and to the best of his knowledge, and belief, the statements contained therein are true.

Property of Cook County Clerk's Office


Richard Brondi

SUBSCRIBED and SWORN to before me this 2nd day of November 2011

Notary 


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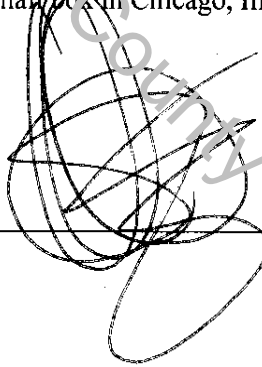
SERVICE LIST

Kimberly Rucker
121 Illinois Street
Park Forest, IL 60466
Certified Mail Receipt # 70083230000046825606

Ally Bank f/k/a GMAC Bank
Attn: Loan/Mortgage Dept
1100 Virginia Drive
Fort Washington, PA 19034
Certified Mail Receipt # 70083230000046825613

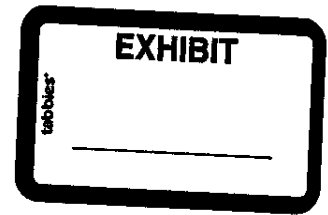
PROOF OF SERVICE BY MAIL

I, **DOMENIC J. LUPO**, an attorney, certify that a copy of the foregoing instrument was served via U.S. Certified Mail, Return Receipt Requested, with copy US Regular Mail upon the all persons or parties identified in the attached Service List by enclosing the same in properly addressed envelopes, with postage fully prepaid, and by depositing said envelopes in a U.S. post office mailbox in Chicago, Illinois on the 3rd day of November, 2011



A handwritten signature in black ink, appearing to be "Domenic J. Lupo", is written over a horizontal line. The signature is somewhat scribbled and overlaps the diagonal watermark text.

Property of Cook County Clerk's Office

UNOFFICIAL COPY***Ace Mitigation***
(847) 587 4400

Customer :
Kimberly Rucker
121 Illinois St.
Park Forest, IL 60466

INVOICE

Work performed on May 10, 2011 in basement from broken pipe:

Remove wet drywall and insulation- bag for disposal.	\$300.00
Remove trim and baseboard.	\$17.00
Sand exposed framing.	\$335.00
Seal with anti-microbial coating.	\$179.22
Hepa vacuum.	\$1250.00
Hepa filter.	\$350.00
Emergency service.	\$150.00

The following equipment was placed and services provided according to S500 standards.

2 Dehumidifiers 5 days @ \$210.00 per day.	\$1050.00
2 Air scrubbers 5 days @ \$125.00 per day.	\$1255.00
6 air movers 5 days @ \$29.78 per day.	\$893.00
Containment.	\$408.27
Equipment decontamination 10 machines @ \$45.84	\$458.40
Water extraction.	\$63.31
Equipment set up and take down.	\$265.35
Hot thermal fog 1600 cu. Ft. @ \$.13 cu. Ft.	\$208.00
Peel and seal zipper door.	\$23.78

The following repairs were started on May 16, 2011 and completed on May 17, 2011

1/2" drywall-hung, taped, with smooth wall finish.	\$363.60
Seal/prime walls and ceiling- one coat.	\$150.26
Mask wall-plastic paper, tape	\$31.82
Baseboard-3 1/4"	\$117.66
Paint baseboard one coat.	\$29.60
Paint walls and ceiling 2 coats.	\$293.80
Washing machine- remove and reset.	\$34.14
Dryer- remove and reset.	\$41.06
Batt insulation-6" -R19.	\$178.20
Clean floor.	\$27.38
Adjustments for base service charge.	\$77.88
Material Sales Tax @ 9.5%	\$27.78

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Overhead @ 10%	\$138.32
Profit @ 10%	\$138.32
	<hr/>
Total	\$ 8865.15
Amount paid	\$1304.80
Amount past due.	\$7560.35

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