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DOCUMENT PREPARED BY:

Ron Schabes Roofing & Sheet Metal, Inc.
14007 Pensimmon Dr.
Orland Park, Illinois 60467
815-955-3218

STATE OF ILLINOIS

COUNTY OF WILL

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

PURSUANT TO SECTIONS 60/1, 60/5, 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 \$9,117.46 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:

NOTICES SENT TO:

Northwest Mortgage, Inc.
7495 New Horizon Way
Frederick, Maryland 21703

Crestar Mortgage Corporation
10710 Midlothian Turnpike, 2nd floor
Richmond, VA 23235

Anne C. Philbrick
12404 Lakeview
Orland Park, Illinois 60462

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THE LIEN CLAIMANT, **Ron Schabes Roofing & Sheet Metal, Inc.** ("Claimant"), sub contractor to **Ledcor Construction, Inc.** (General Contractor) claims a lien against the real estate, more fully described below, and against the interest of the following parties/entities in the real estate **Anne C. Philbrick**(owner)(s), **Crestar Mortgage (Mortgagee) Northwest Mortgage, Inc** who may hold an interest in said property 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 Will, State of Illinois, to wit:

PARCEL: [See the legal description attached hereto and incorporated herein as Exhibit "A "]

PIN'S: 16-05-01-101-016-0000

which property is commonly known as **12404 Lakeview Dr. Orland Park, Illinois 60467** (collectively "Project").

2. On information and belief, said (Claimant) by way of written contract contracted with (Owner), for certain improvements to said premises in the value of **\$19,117.46**

3. **Anne C. Philbrick** entered into a written contract with **Ron Schabes Roofing and Sheet Metal, Inc** on **12/08/11**.

4. Claimant completed its work under its contract on **12/13/11** which entailed **Labor & Materials-Roofing of entire structure**. There is due, unpaid and owing to Claimant, after allowing all credits of **\$10,000.00** dollars the principal sum of **(\$9,117.46)** which principal amount bears interest at the statutory rate often 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 and all interested parties to be determined under said contract, in the amount of **(\$131,276.37)** 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.

5. The amount consists of the following:

A. Base Contract	\$19,117.46
B. Change Orders	\$-0-
C. Adjusted Based Contract	
D. Back charge	\$-0-
E. Amount Paid to Date (Credit)	\$10,000.00
E. Value of Lienable Work Performed As To Date of Completion on 01/30/12.	\$19,117.46
Due and Owning:	\$9,117.46 Plus
Statutory 10% Interest	

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**Total Principal Amount of
Lien \$9,117.46**

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 by way of written agreement.

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.

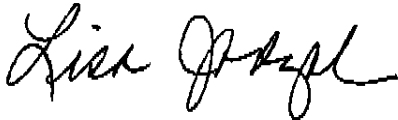
VERIFICATION

The undersigned, Ron Schabes, being first duly sworn, on oath deposes and states that he is the agent of Ron Schabes Roofing & Sheet Metal 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.

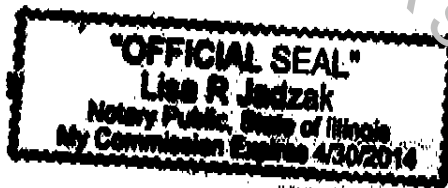
Signed by: 

Ron Schabes

Subscribed and sworn to before me on this 3rd day of April, 2012.



Notary Public



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LEGAL DESCRIPTION

LOT 21 IN ANAND BROOK, BEING A SUBDIVISION IN SECTION 1, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1989 AS DOCUMENT NUMBER R89-10665, IN WILL COUNTY, ILLINOIS.

Property of Cook County Clerk's Office