

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ORIGINAL CONTRACTOR'S
770 ILCS 60/1 et seq. CLAIM
FOR MECHANICS LIEN



Doc#: 1229029133 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/16/2012 04:25 PM Pg: 1 of 3

Axios Construction, LLC.
(hereinafter "Claimant"), located at 5206 N. Sheridan Rd., Chicago, IL 60640, a contractor, hereby files its 770 ILCS 60/1 et seq. Original Contractor's Claim for Mechanics Lien on/against the Real Estate (as hereinafter described) and against the interest(s) of Patrick and Kelly M. Quinn (hereinafter "Owners"), 1939 Waukegan Rd., Suite 105, Glenview, IL 60025; and Heartland Bank and Trust Co. ("Lender), 405 N. Hershey Road, PO Box 67, Bloomington, Illinois, 61702-0067 and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner and against the interest of all Unknown Owners and/or Claimants.

In furtherance of its Claim for Lien against all interests, leaseholds or otherwise, in the Real Estate (as defined below), Claimant states as follows:

1. That prior to and including the date of the Owners', or one knowingly authorized to contract on behalf of Owners', contract with Claimant, the Owners owned an interest(s) as fee simple owner and, possibly otherwise, in the Real Estate which is commonly known as 1807 Balmoral Avenue, Glenview, Illinois, and legally described as:

LOT 2 IN C.E. CAMPBELL'S SUBDIVISION OF THE EAST 676 FEET OF THE WEST 821 FEET AND THE EAST 80 FEET OF THE WEST 901 FEET OF THE SOUTH 182 FEET OF THE SOUTH ½ OF THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH 20 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

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04-25-116-033-0000

(hereinafter referred to as the "Real Estate").

2. That Claimant entered into a contract with Owners dated May 15, 2012, to furnish all labor, materials equipment and general Project Management and construction management services to demolish and construct a new single family home at the Real Estate (hereinafter referred to as the "Project") in furtherance of Claimant's contract with the Owners or one knowingly authorized to contract on behalf of Owners. Work of improvement was performed with the knowledge, authorization, and consent of the Owners, or the Owners knowingly permitted said work to be performed; and

3. That Claimant substantially completed all of the work upon which this Lien Claim is based on September 12, 2012 in accordance with all contracts, plans and specifications; and

4. That the balance due and owing to the Claimant under its Contract is the sum of Twenty Three Thousand, Three Hundred and Thirty One Dollars and Twenty Four Cents (\$23,331.24) for work performed and additional costs incurred by Claimant under its Contract with Owners, for which amount the Claimant hereby claims a Mechanic's Lien on the Property, land, and improvements; and

5. Notice of this lien is being provided by Claimant to Owner, any known lenders and certain other parties interested in the Real Estate; and

7. You are hereby further notified that to the extent permitted by law, all waivers of lien heretofore given, if any, by the undersigned, Claimant, 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 Claim.

Dated this 15th day of October 2012

THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING
SHOULD
BE RETURNED TO:
Stefanos Karavolos
Axios Construction, LLC
5206 N. Sheridan Road, Chicago, IL
60640

AXIOS CONSTRUCTION, LLC

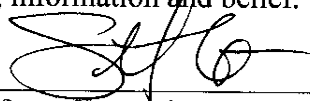
By:


Mr. Stefanos Karavolos

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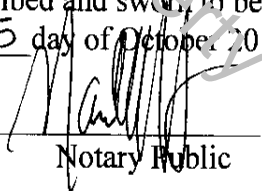
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Stefanos Karavolos, being first duly sworn on oath, hereby attest that I am President of Axios Construction, LLC ("Claimant"), that I am authorized as agent to execute this Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Contractor's Claim for Mechanic's Lien and know the contents thereof, and that the statements contained therein are true and correct to the best of my knowledge, information and belief.



Mr. Stefanos Karavolos,
Axios Construction, LLC

Subscribed and sworn to before me
this 15 day of October, 2012



Notary Public

My commission expires 11/9, 2014

