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STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

Doc#: 1311546001 Fee: \$32.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2013 09:03 AM Pg: 1 of 4

CONTRACTOR'S CLAIM FOR AND NOTICE OF MECHANICS' LIEN

The undersigned lien claimant, Anchor Mechanical, Inc. ("Claimant" or "Lien Claimant") having its principal place of business at 215 S. Aberdeen Street, in Chicago, IL, County of Cook, State of Illinois, hereby claims a mechanics' lien pursuant to 770 ILCS 60/1 et. seq. on the below-described "Premises" against Chicago Title Land Trust Company Trust No. 26-7970-00 dated April 28, 1986 (hereinafter "Owner") and Patio Theater, LLC ("Authorized Agent") for the property located at 6000 W. Irving Park Road, Chicago, Illinois 60634, and any other interested persons and states:

1. That, on information and belief, on or about June 1, 2012 through the present, Owner owned the following described land in the County of Cook, State of Illinois to wit:

Permanent Index Number: 13-17-317-015-0000

Legal Description: See Attached
Address: 6000 West Irving Park Road, Chicago, Illinois 60634

2. That on or about June 24, 2012, the Claimant entered into a contract (the "Contract") with Owner/Authorized Agent to provide various construction, labor, materials, fixtures, removal, installation and HVAC labor and material to Owner/Authorized Agent to be installed on the Premises and to benefit the Premises and the Owner/Authorized Agent.

3. That the Lien Claimant has fully performed all work required under the Contract with the knowledge and consent of the Owner/Authorized Agent, and said work has been accepted by the Owner/Authorized Agent without dispute.

4. Claimant last performed work under the Contract on or about September 25, 2012. Owner and/or Authorized Agent have breached the contract by failing to pay the Lien Claimant for money justly due Lien Claimant under the contract when the same should have been paid. Claimant had furnished and performed work, labor, materials and services to the Value of Thirty Thousand Sixty Six Dollars and 71/100 (\$30,066.71) all of

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which was incorporated into the Premises and constitutes a valuable improvement thereof.

5. After providing the Owner/Authorized Agent with all just credits and payments, the sum of Thirty Thousand Sixty Six Dollars and 71/100 (\$30,066.71) plus interest and attorneys' fees remains due. That the Lien Claimant is entitled to its construction labor and material charges in the sum of \$30,066.71 pursuant to the terms of the Contract between the Claimant and the Authorized Agent for which the Owner benefited.

That the balance due and owing to the Lien Claimant after applying all just credits and payments is the sum of Thirty Thousand Sixty Six Dollars and 71/100 (\$30,066.71), with interest, and/or statutory interest and attorneys' fees, for which the claimant CLAIMS A LIEN ON SAID PREMISES, LAND, AND IMPROVEMENTS.

ANCHOR MECHANICAL, INC.

By: 

Michael Rosner, President

**This document was prepared by,
And after recording should be returned to,
John J. Conway, Esq. of
Sullivan, Hincks & Conway
120 West 22nd Street, Suite 100
Oak Brook, IL 60523
(630) 573-5021**

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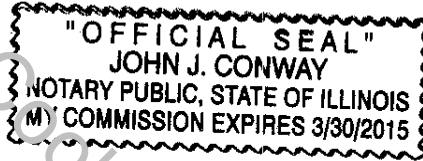
AFFIDAVIT

STATE OF ILLINOIS)
)SS
 COUNTY OF DuPAGE)

This affiant being first duly sworn on oath, deposes and states, that he is the president of Anchor Mechanical, Inc. the lien claimant, that he has read the above and foregoing lien claim; that he has knowledge of the contents thereof and that the same is true.

Anchor Mechanical, Inc.

SUBSCRIBED AND SWORN
 to before me this 21 day
 of Nov 2013.



Notary Public

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Legal Description

LOT 10 TO 13 AND THE EAST 2 FEET OF LOT 14 AND LOT 9 (EXCEPT THE NORTH 16 FEET AND EXCEPT THE WEST 8 FEET THEREOF) AND (EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY A DEED RECORDED AS DOCUMENT NUMBER 92299268) TOGETHER WITH VACATED ALLEY SOUTH AND ADJACENT TO SAID LOT 9 (EXCEPT THE WEST 8 FEET THEREOF) AND THE NORTH OF AND ADJACENT TO LOTS 10 AND 13 IN W.H.ELDRED'S BOULEVARD SUBDIVISION OF THE EAST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-17-317-015-0000

Commonly known as: 6000 West Irving Park Road, Chicago, Illinois 60634

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