

# UNOFFICIAL COPY



Doc#: 1320422113 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/23/2013 04:01 PM Pg: 1 of 4

**JEANES CONSTRUCTION CO., INC.**  
**CLAIMANT**

**VS**

**Chicago Title Land Trust Company, Successor Trustee**  
**UTA 4344, dated May 14, 1990**  
**and all other(s) owning or claiming**  
**an interest in the hereinafter-described**  
**real estate**

## **DEFENDANTS**

**TAKE NOTICE THAT PAYMENT IS DUE AS DESCRIBED AND UNLESS PAID IN FULL TO JEANES CONSTRUCTION COMPANY WITH TEN DAYS OF YOUR RECEIPT OF THIS NOTICE, THE FOLLOWING MECHANICS LIEN WILL BE FILED IN THE AMOUNT OF \$7,947.00, , plus prorata permit fee of \$725.00, and \$1,600.38 change order.**

**THE CLAIMANT, JEANES CONSTRUCTION CO., INC., 13841 SOUTHWEST HIGHWAY, ORLAND PARK, IL 60462, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Chicago Title Land Trust Company, Successor Trustee UTA 4344, dated May 14, 1990, owning or claiming an interest in the following described real property and states:**

**NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$7,947.00. THE CLAIMANT, JEANES CONSTRUCTION CO., INC., 13841 SOUTHWEST HIGHWAY, ORLAND PARK, IL. 60462, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Chicago Title Land Trust Company, Successor Trustee UTA 4344, dated May 14, 1990, owning or claiming an interest in the following described real property and states:**

**THAT, at all relevant times, Chicago Title Land Trust Company, Successor Trustee UTA 4344, dated May 14, 1990 and all other(s) owning or claiming an interest in the following-described real property, or any of them, was (were) and the owner (s) of the following-described real property, to wit:**

Permanent Index Number: 16-17-305-032-1003

Property Address: 902 S. Taylor, Unit 902A

**THAT, on January 14, 2013, Claimant entered into a contract with Daniel Harrington, Receiver and Agent, to provide labor and materials to complete construction of improvements for the afore-described real property at a value of and for the sum of \$21,983.00.**

**THAT, as of the date of filing of the instant instrument, Claimant's last date on which work pursuant to the said contract was on March 8, 2013, after a credit for payments,**

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leaving an unpaid balance of \$7,947.00, plus prorata permit fee of <sup>1125</sup>~~\$725.00~~, and \$1,600.38 change order.

THE CLAIMANT, **JEANES CONSTRUCTION CO., INC., 13841 SOUTHWEST HIGHWAY, ORLAND PARK, IL. 60462**, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against **Chicago Title Land Trust Company, Successor Trustee UTA 4344, dated May 14, 1990**, owning or claiming an interest in the following described real property and states:

<sup>10,972.38</sup>  
**7,947.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent (s), under the original contract.

Jeanes Construction Company, Inc.

By: *Donald H. Jeanes*  
Donald H. Jeanes, President

## VERIFICATION

State of Illinois )  
                          ) SS  
County of Cook )

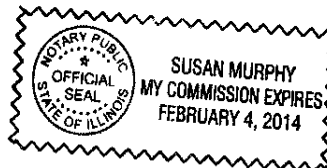
The Affiant, Donald H. Jeanes, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true.

By: *Donald H. Jeanes*  
Donald H. Jeanes, President

Subscribed and sworn to  
before me this 27 day of June, 2013

*Susan Murphy*  
Notary Public

Prepared By & Mail To:  
Thomas F. Courtney & Associates  
7000 West 127<sup>th</sup> Street  
Palos Heights, IL 60463



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Property of Cook County Clerk's Office

2. **Legal Description:** UNITS , 902A,

IN THE GALLERY 900 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9 AND 10 IN BLOCK 3 IN AUSTIN PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NCRTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915091; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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902A  
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK    )

## **SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN**

**NOTICE TO**  
**Chicago Title Land Trust Company,**  
**Successor Trustee**  
**UTA 4344, dated May 14, 1990**  
Suite 2750  
10 S LaSalle St  
Suite 2750  
Chicago, IL 60603  
Phone: 312-223-4110

Metrobank, formerly  
**Chicago Community Bank**  
c/o Martin & Karcazes  
161 N. Clark Ste 550  
Chicago, IL 60601

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c/o Holland & Knight, LLP  
131 S. Dearborn  
Chicago, IL 60603

**Mortgage Foreclosure Case no. 2011 CH 03662**  
**Judge Lisa Ann Marino**  
**Courtroom 2801**  
**Calendar 59**  
**50 West Washington St.**  
**Daley Center**  
**Chicago, IL 60602**  
**(312)332-4550**

**Chris Kleronomos, et al**  
c/o Dale & Gensburg, P.C.  
200 West Adams Street  
Suite 2425  
Chicago, Illinois 60606

**Court Receiver**  
**Daniel Harrington**  
**13738 Coghill Lane**  
**Orland Park, IL 60462**