

UNOFFICIAL COPY



JEANES CONSTRUCTION CO., INC.
CLAIMANT

Doc#: 1320422115 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

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~~ ^{10,672.48}. 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: 16-17-305-032-1006

Property Address: 904 S. Taylor, Unit 904B

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, leaving an unpaid balance of \$7,947.00, plus prorata permit fee of \$725.00, and \$1,600.38 change order.

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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:

~~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

Notary Public



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

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Property of Cook County Clerk's Office

2. **Legal Description:** UNITS

904B.

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 NORTH, 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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904B

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**

**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**