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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



Doc#: 1320422117 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

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 COMSTRUCTION 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 4341, 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 medianics 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: 16-17-305-032-1005

Property Address: 904 S. Taylor, Unit 904A

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 \$**Z25**: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:

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, Ciaimant 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, or 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.

Donald H. Jeanes, President

VERIFICATION

State of Illinois)

,) SS

County of Cook)

The Affiant, Donald H. Jeanes, being first duly sworn, or 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, 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

SUSAN MURPHY
OFFICIAL
SEAL
OFFICIAL
FEBRUARY 4, 2014

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2. Legal Description: UNITS
JIN THE GALLERY 900 CONDOMINIUMS AS

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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904A 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, dateri Nay 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, II. 60601

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

Or Coot County Clark's Office Mortgage Foreclosure Case no. 2011 CH 03662 Judge Lisa Ann Marino Courtroom 2801 Calendar 59 50 West Washington St. **Daley Center** Chicago, II. 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, II. 60462