## **UNOFFICIAL COPY**

Prepared by, recording requested by and return to:

Name: Piotr Pasternak Company: P & J Real Estate Address: 8156 S. Racine

City: Chicago

State: IL

Zip: 60620

Phone: 773/678-5567

Fax:



Doc#: 1321050000 Fee: \$32.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 07/29/2013 08:24 AM Pg: 1 of 3

---- Above this Line for Official Use Only ----

### GENERAL CONTRACTORS MECHANIC'S LIEN NOTICE AND CLAIM

(770 ILCS 60/7)

STATE OF ILLINOIS		)	
	$O_{x}$	)	SS
COUNTY OF COOK		)	

The Undersigned, (the "Claimant") F & J Real Estate, of County of Cook hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against (the "Owner(s)", Marion Conrad, spouse of John Conrad and John Conrad, as to an undivided 1/2 interest and Charter Bank and Trust of Illinois, as trustee, under trust agreement dated May 17, 1988, and known as trust number 1301 as to an undivided 1/2 interest, regarding the property commonly known as 430 Apache Lane, Hoffman Estates, Illinois 60169, County of Cook, and states as follows:

1. Owner(s) holds title to that certain real property in the County of Cook, State of Illinois (the "Property"), to wit:

#### LEGAL DESCRIPTION

Lot 9 in Block 27 in Hoffman Estates II being a subdivision of that part lying South of Higgins Road (as the road existed on August 30, 1926) of the Northwest 1/4 of the Southwest 1/4 of Section 14 and of the Northeast 1/4 of Section 15, Township 41 North, Range 10, East of the Third Principal Meridian, according to plat thereof recorded March 8, 1956 as document 16515708, in Cook County, Illinois.

The Property is commonly known as 430 Apache Lane, Hoffman Estates, Illinois 60169, County of Cook, Permanent Real Estate Index Number 07-15-409-022-0000.

> Notice and Claims – General Contractor Page 1 or 3

1321050000 Page: 2 of 3

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2. Claimant and Owner(s) entered into that certain agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the sum of (\$75,043.00) (the "Contract Sum").

3. Claimant completed all of the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.

4. All of the 'abor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the property and the last of such labor and materials was furnished, delivered and performance of the work contemplated under the Contract completed.

5. There is justly due and owing the Claimant after allowing the Owner(s) all credits, deductions and offsets, in the sum of \$75,043.00 plus interest at the rate provided for by the Illinois Mechanics Lien Act.

6. Claimant now claims a lien on the above-described Property and all of the improvements thereon against the Owner(s) and all persons interested therein for \$75,043.00 plus interest at the rate provided for by the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

P & J Real Estate

Piotr Pasternak

Claimant or Attorney

1321050000 Page: 3 of 3

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STATE OF ILLINOIS )	
)	SS.
County of)	
CER	TIFICATION
The Affiant, Piotr Pasternak	, being first
duly sworn, on oath deposes and says he	is one of the principals of <u>P &amp; J Real</u>
Estate ("Claimant"); that the Af	fiant has read the foregoing Notice and Claim fo
Lien and line ws the contents thereof; and	d that statements therein contained are true to the
best of Affiant's knowledge.	
BY: Natur Porture Piotr Pasternak, P & 1 Real Estat	e / /7
Subscribed and sworn to before me this	7/23/19
OFFICIAL SEAL (SEAL GLENN HUNTER NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 9-15-2013 My Commission expires:	Notary Public  Notary Public  Notary Public  Notary Public  Notary Public  Notary Public  Notary Public
	T'S OFFICE