

**DOCUMENT RECORDED BY
AND RETURN TO:**

DOCUMENT PREPARED BY:

American Home Remodeling
4906 W. Irving park Rd.
Chicago, Illinois 60641
Ph#: 773-730-4000
stevedenic@yahoo.com

STATE OF ILLINOIS COUNTY OF COOK

CONTRACTOR NOTICE AND CLAIM FOR MECHANIC'S LIEN

PURSUANT TO SECTIONS 60/1, 60/5, 60/21, AND 60/24 OF THE LIEN ACT

NOTICE TO OWNER

**NOTICE & CLAIM FOR LIEN IN THE
AMOUNT OF \$15,350.00 plus interest pursuant to
770 ILCS 60/1 and Attorneys fees.**

TO OWNER OR REPUTED OWNER VIA CERTIFIED MAIL R/R & REG. US MAIL:

NOTICES SENT TO:

Jeanette Jones
9956 S. Emerald
Chicago, Illinois 60628

THE LIEN CLAIMANT, American Home Remodeling (Contractor)
("Claimant"), Steve Denic as agent who has a written contract with Jeanette Jones
one of said owners and (agent) for (owner)s and any interested party such as
Demetrius V. Jones, Lewis A. Jones and Bryant L. Jones, (Owner)s, claims a lien
against the real estate, more fully described below, and against the interest of the
above named parties in the real estate and all other interested parties whom may
hold an interest in said property, and any other party claiming an interest in the real
estate, more fully described below, and in support thereof states as follows:

**1. At all times relevant hereto and continuing to the present. Owner owned
the following
described land in the County of Cook County, State of Illinois, to wit:**

PARCEL: [See the legal description]

**PIN:25-09-300-051-0000, which property is commonly known as 9956
S. Emerald, Chicago, Illinois 60628, (collectively "Project").**

UNOFFICIAL COPY

Lots 23 and 24 in East Washington Heights, being a subdivision of the west $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of section 9, Meridian, Township 37 North, Range 14, East of the Third principal Meridian, in Cook County, Illinois.

2. On information and belief, (Jeanette Jones) agent for (Owner)s authorized by a (written agreement) with claimant for Labor & Materials (general remodeling) (Complete Kitchen, Siding, and Fascia) to a residential structure and delivered same materials & Labor to the aforementioned address for certain improvements and completed same to said authorized improvements to said premises in the value of \$15,350.00.

3. Claimant entered into a written contract with Claimant on 3-~~25~~-2014

4. Claimant delivered said services, materials & labor and 100% completed same under its contract on 3-~~25~~-2014. There is due, unpaid and owing to Claimant, after allowing all credits of \$-0- dollars the principal sum of (\$15,350.00) which principal amount bears interest at the statutory rate, ten percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner and all interested parties to be determined under said contract, in the amount of (\$15,350.00) (Fifteen Thousand Three Hundred and Fifty dollars) plus interest. To date, despite due demand for payment, Claimant remains unpaid for its work at the Project and there is no reasonable basis for the failure to pay Claimant.

5. The amount consists of the following:

A. Base Contract	\$15,350.00
B. Change Orders	-0-
C. Adjusted Based Contract	\$15,350.00
 D. Amount Paid to Date:	 \$-0-
E. Value of Lienable Work Performed As To Date of Completion on 3-__-2014	 \$15,350.00
Due and Owing:	\$15,350.00
Plus Interest	Statutory 10%

UNOFFICIAL COPY

**Total Principal Amount of Lien
\$15,350.00.00 plus statutory 10%
interest to be calculated**

Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage of the total amount owed to Claimant on each unit and/or by parcels shown in the legal description by the method required by applicable law.

7. All relevant times Owner was aware that Claimant was providing labor and materials for the benefit of the Project and the Property by way of some type of an agreement.

8. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice and claim for lien upon the real property listed herein.

VERIFICATION

The undersigned, Steve Denic, being first duly sworn, on oath deposes and states that he is the agent for American Home Remodeling and that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: Steve Denic

STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 27 day of March, A.D. 2014.

OFFICIAL SEAL
STEVE DENIC
Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-24-2016