

**DOCUMENT RECORDED BY  
AND RETURN TO:**

**DOCUMENT PREPARED BY:**

LND Electric Co.  
Attn: Nicolas Viveros  
9500 S. Avenue L  
Chicago, Illinois 60617  
PH#: 773-731-7395  
lndelectric200@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 \$4,133.00 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:**

Chicago Title Land Trust  
Company  
Trust#121051  
171 N. Clark Street  
Chicago, Illinois 60601

Daniel & Martha Leon as joint  
tenants  
2101 W. 74<sup>th</sup> Street  
Chicago, Illinois 60636

JPMorgan Chase Bank NA  
Small Business Loan Servicing  
TX2-F126  
P.O. Box 4660  
Houston, TX 77210

**THE LIEN CLAIMANT. LND Electric Company (Contractor) ("Claimant"), Nicolas Viveros as agent who had a verbal contract with Daniel Leon one of said beneficiaries of a certain land trust #121051 and (agent) for (owner)s of said trust and any interested party such as Chicago Title and Trust # 121051 & interests of Marth Leon as a joint tenant (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:**

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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:** 20-30-126-015-0000, which property is commonly known as 2101 W. 74<sup>th</sup> Street, Chicago, Illinois 60636 (collectively "Project").

The North 33 feet of that part of Lot 1, lying West of the East 804.08 feet of the Northwest ¼ of Section 30, Township 38 North, Range 14, East in John E. McNulty's Industrial Division of part of the South Half of the Southeast ¼ of the Northwest ¼ of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded March 14, 1948, as Document 13741139 in Cook County, Illinois.

Permanent Tax Number: 20-30-126-016-0000

2. On information and belief, (Daniel Leon) agent for (Owner)s authorized by a (oral agreement) with claimant for Labor & Materials (general remodeling) (remove and disconnect power for existing power poles and relocate, install additional power at front gate and rear of building, removed and installed a new motor and new door provided and installed a new PVC conduit for camera's.) 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 \$41,133.00.

3. Claimant entered into a oral contract with Claimant on 11-22-2013.

4. Claimant delivered said services, materials & labor and 100% completed same under its contract on 11-29-2013. There is due, unpaid and owing to Claimant, after allowing all credits of \$-0- dollars the principal sum of (\$4,133.00) which principal amount bears interest at the statutory rate often 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 (\$4,133.00) (Four Thousand One Hundred and Thirty Three dollars) plus interest. To date despite repeated 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	\$4,133.00
B. Change Orders	-0-
C. Adjusted Based Contract	\$4,133.00

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<b>D. Amount Paid to Date:</b>	<b>\$-0-</b>
<b>E. Value of Lienable Work Performed As To Date of Completion on 11-29-2013</b>	<b>\$4,133.00</b>
<b>Due and Owing:</b>	<b>\$4,133.00</b>
<b>Plus Interest</b>	<b>Statutory 10%</b>

**Total Principal Amount of Lien  
\$4,133.00 plus statutory 10%  
interest to be calculated**

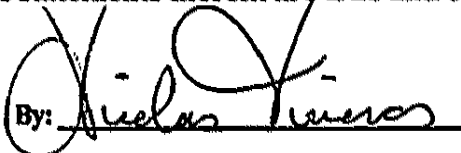
Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage 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. At 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, Nicolas Viveros, being first duly sworn, on oath deposes and states that he is the agent for LND Electric Company 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: 

Nicolas Viveros as agent

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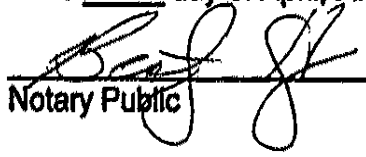


(Mechanic's Lien) 2101 W. 74<sup>th</sup> Street, Chicago, Illinois 60636

STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 2<sup>nd</sup> day of April, A.D. 2014.



Notary Public



Property of Cook County Clerk's Office