

# UNOFFICIAL COPY

**PREPARED BY, RECORDING  
REQUESTED BY AND RETURN TO:**

**NAME:** BRADLEY DANIEL BIRGE, P.C.  
**COMPANY:** BRADLEY DANIEL BIRGE, P.C.  
**ADDRESS:** 118 SOUTH CLINTON STREET,  
SUITE 200, CHICAGO, ILLINOIS 60661



Doc#: 1430919096 Fee: \$32.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2014 12:57 PM Pg: 1 of 4

**CONTRACTOR'S MECHANICS LIEN CLAIM**

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF LAKE )

The undersigned claimant, **Atlas Restoration, LLC.**, by Martin Sobelman, President, of the Village of Buffalo Grove, County of Lake, and State of Illinois (the "Claimant"), hereby claims a Contractor's mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois, 770 ILCS 60/1, et seq. against **PENSCO TRUST FBO BRADFORD L. ANDERSON IRA** (the "Owner(s)") and **ERICK ANDERSON** ("Debtor") and also the owner's representative, and any Unknown owners and Non-record claimants, regarding the property commonly known as 8435 South Buffalo Avenue, Chicago, County of Cook and State of Illinois, (the "Owner(s)"), and states as follows:

1. The Owner now holds title either in fee simple to that certain real property in the County of Cook, State of Illinois, 8435 South Buffalo Avenue, Chicago, (the "Property"), to wit:
2. The Property is commonly known as 8435 South Buffalo Avenue, Chicago, Illinois 60563;
3. Permanent Real Estate Index Numbers: 21-32-206-011-0000.
4. Legal Description:

LOT 14 IN BLOCK 7 IN ROBERT BERGER'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

5. On or about April 16, 2014 Claimant entered into a written contract in which Claimant was retained by **ERICK ANDERSON** to perform wall replacement construction work (the "Contracted Work") for the real property located at 8435 South Buffalo Avenue, Chicago, Illinois 60617 in consideration of the promise of **ERICK ANDERSON** to pay the sum of fifty-one thousand, four hundred, fifty dollars and zero cents (\$51,450.00) plus permit fees of nine hundred, seventy-five dollars (\$975.00) for a total of fifty-two thousand, four hundred, twenty-five dollars and zero cents (\$52,425.00) which after giving credit for payments received from **ERICK ANDERSON** in the amount of thirty thousand, two hundred, ninety-four dollars and zero cents (\$30,294.00) leaving a balance due and owing of **twenty-two thousand, one hundred, thirty-one dollars and zero cents (\$22,131.00.)**

6. On September 26, 2014, Claimant performed one hundred percent (100%) of all Contracted Work and provided all the materials under the terms of and in accordance with the specifications of the written contract in that the Claimant performed those services on the real property which were necessary to complete the wall replacement to improve the Property.

7. All of the labor and materials furnished and delivered by Claimant to improve the Property, and the last of such services was furnished, delivered and performed, as contemplated under the Contract and completed on September 26, 2014.

8. There is now justly due and owing the Claimant after allowing to the Owner's representative/debtor all credits, deductions, payments and offsets of outstanding amount currently due of **twenty-two thousand, one hundred, thirty-one dollars and zero cents (\$22,131.00)** plus interest at the rate specified in the Illinois Mechanics Lien Act since September 26, 2014.

9. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner(s) and all persons interested therein for the outstanding amount currently due and owing after deductions of all payments and credits of **twenty-two thousand, one hundred, thirty-one dollars and zero cents (\$22,131.00.)** plus interest at the rate specified in the Illinois Mechanics Lien Act as well as court costs and attorneys' fees.

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                   )  
 COUNTY OF COOK        )     SS.

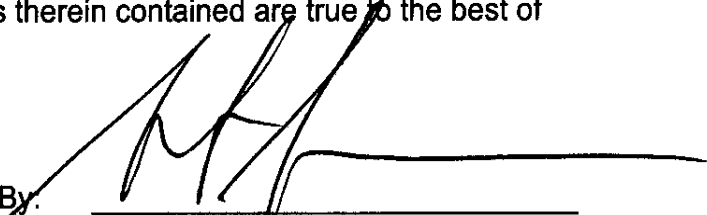
## CERTIFICATION

The Affiant, Martin Sobelman, President of **Atlas Restoration, LLC.**, the Village of Buffalo Grove, County of Lake, and State of Illinois, being first duly sworn, on oath deposes and states he is one of the principals of **Atlas Restoration, LLC.** that the Affiant has read the foregoing Contractor's Claim for Mechanics Lien and knows the contents thereof; and that the statements therein contained are true to the best of Affiant's knowledge.

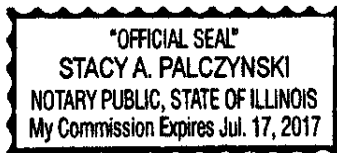
Subscribed and Sworn to Before me this

31<sup>ST</sup> Day of October, 2014

By:

  
 Martin Sobelman, President of **Atlas Restoration, LLC.**

  
 Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PROOF OF SERVICE BY MAIL

I, Bradley Daniel Birgé, on October/November , 2014, certify that I served this Claim for Mechanics Lien by mailing a copy by certified mail, return receipt request and restricted delivery to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at U.S. Postal Service office at or about Clinton and Lake Streets, Chicago, Illinois 60661 by 5:00 p.m. on October/November 5, 2014 with proper postage prepaid, return receipt requested, restricted delivery.

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 I, Bradley Daniel Birgé, an attorney of record, certify that the statements set forth in this Proof of Service are true and correct.

Date: October/November 5, 2014

Signed:   
Bradley Daniel Birgé, Esq.

### **Service List:**

To: Erick Anderson  
8435 South Buffalo Avenue  
Chicago, Illinois 60563

Pensco Trust FBO Bradford L.  
L. Anderson IRA  
8435 South Buffalo Avenue  
Chicago, Illinois 60563

Pensco Trust Company, FBO Bradford  
Anderson IRA  
560 Mission Street, Suite 1300  
San Francisco, CA 94105-2907  
Attention: Authorized Agent

Pensco Trust Company  
450 Sansome Street, Fl 14  
San Francisco, ca 94111-3355  
Attention: Chris Radich

Please Mail to:  
Bradley Daniel Birgé, P.C.  
Attorney for Claimant  
118 South Clinton Street  
Chicago, IL 60661  
(312) 327-3373