

# UNOFFICIAL COPY

**ORIGINAL CONTRACTOR'S  
CLAIM FOR MECHANICS LIEN**

STATE OF ILLINOIS COUNTY OF COOK



STATE OF ILLINOIS )  
COUNTY OF COOK )

SS

Doc#: 1436346002 Fee: \$32.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/29/2014 10:37 AM Pg: 1 of 2

TJG Enterprises, Inc., d/b/a  
Pro Refrigeration & Heating, Inc.,  
Claimant

VS

First Midwest Bank, Successor Trustee to First Midwest Trust Company NA,  
Successor Trustee to Heritage Trust Company, f/k/a Heritage County Bank and Trust Company,  
Under Trust No. 2443, Dated September 15, 1983;  
Kedvale Properties, LLC; Great Lakes Ice Cream, LLC;  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendants

**CLAIM FOR LIEN IN THE AMOUNT OF \$7,874.00**

THE CLAIMANT, TJG Enterprises, Inc., d/b/a Pro Refrigeration & Heating, Inc., 12004 South Central Avenue, Alsip, Illinois, hereby files a claim for mechanics lien, as hereinafter more particularly stated, against the above-listed defendants and states:

THAT, at all relevant times, First Midwest Bank, as trustee as aforesaid, and Kedvale Properties, LLC, and Great Lakes Ice Cream, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of, or owned an interest subject to a claim for lien pursuant to the Illinois Mechanics Lien Act in, the following-described real property, to-wit:

The north 28.19 feet of Lot 10, all of Lot 11 and Lot 12 (except the north 218.75 feet thereof all as measured along the west property lines of Lots 10, 11 and 12) in Lombard's Resubdivision, being a resubdivision of parts of Lots 8, 9 and 10 in 1<sup>st</sup> Addition to Alsip Industrial Highlands, being a subdivision of the east half of the southeast quarter of Section 27, Township 37 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Numbers: 24-27-410-017-0000 24-27-410-002-0000 24-27-410-014-0000

Property Address: 12340 South Kedvale Avenue, Alsip, Illinois

THAT, on July 1, 2014, Claimant entered into a contract with Great Lakes Ice Cream, LLC, one authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into such a contract, to repair refrigeration fixtures for the afore-described real property of a value of and for the sum of **\$7,874.00**.

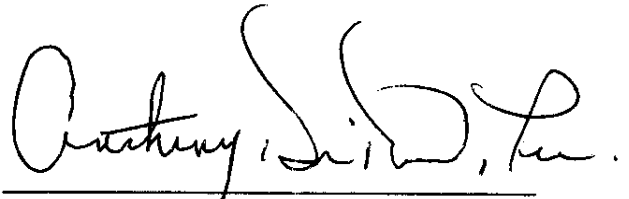
THAT Claimant provided no additional labor or material for the afore-described real property.

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## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THAT, on October 7, 2014, Claimant substantially completed all required of Claimant by the said contract.

THAT neither Great Lakes Ice Cream, LLC, nor any other party has made any payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$7,874.00** 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, Claimant claims a lien on the afore-described real property and improvements, including the respective interests of Kedvale Properties, LLC, and Great Lakes Ice Cream, LLC, therein.



Anthony DiBiaso, Agent of Claimant

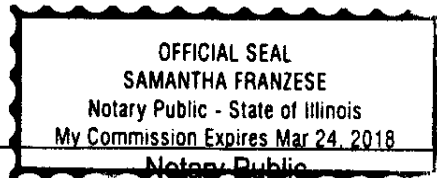
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THE AFFIANT, Anthony DiBiaso, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Original Contractor's Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.



Anthony DiBiaso, Agent of Claimant

Subscribed and sworn to before me this 29 day of December, 2014.



Mail To:

Anthony DiBiaso  
Pro Refrigeration & Heating, Inc.  
12004 South Central Avenue  
Alsip, Illinois 60803

Prepared By:

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