

# UNOFFICIAL COPY



Doc#: 1505813002 Fee: \$33.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2015 08:28 AM Pg: 1 of 5

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

TO:

VIA CERTIFIED MAIL R/R LIMITED  
TO ADDRESSEE ONLY

Chicago Title Land Trust Company, as  
successor to Pioneer Bank and Trust, as  
successor trustee u/t/a 9/21/1979 n/k/a  
Trust # 7352  
c/o VP Land Trusts  
10 S. LaSalle St., Ste. 2750  
Chicago, IL 60603

VIA CERTIFIED MAIL R/R LIMITED  
TO ADDRESSEE ONLY

Republic Bank, successor to  
AztecAmerica Bank  
c/o VP Mortgage Dept.  
2136 South Oak Park Avenue  
Berwyn, IL 60402

VIA CERTIFIED MAIL R/R

J&D General Contractors, LLC  
c/o Julio C. Sanchez  
3224 S. Karlov Ave.  
Chicago, IL 60623

VIA CERTIFIED MAIL R/R LIMITED  
TO ADDRESSEE ONLY

Juana Cortes  
1725 S. Ashland Ave.  
Chicago, IL 60608

VIA CERTIFIED MAIL R/R LIMITED  
TO ADDRESSEE ONLY

Juana Cortes  
2457 S. Homan Ave.  
Chicago, IL 60623

THE CLAIMANT, **Richards Building Supply Co.**, 12070 W. 159<sup>th</sup> Street, Lockport, Illinois 60491, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Chicago Title Land Trust Company, as successor to Pioneer Bank and Trust, as successor trustee u/t/a 9/21/1979 n/k/a Trust # 7352**, owner, **Juana Cortes**, beneficiary of trust, (the "Owner"), **Republic Bank, successor to AztecAmerica Bank**, mortgagee, **J&D General Contractors, LLC**, contractor, and any other person claiming an interest in the real estate, more fully described below, through, or under the

# UNOFFICIAL COPY

**Owner**, stating as follows:

1. At all times relevant hereto and continuing to the present, **Pioneer Bank and Trust, as successor trustee u/t/a 9/21/1979 n/k/a Trust # 7352**, owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel: LOTS 13 AND 14 IN BLOCK 4 IN BLOCK 4 IN KEDZIE AVENUE LAND ASSOCIATION, A SUBDIVISION OF THE SOUTH 30 ACRES (EXCEPT THE SOUTH 83 FEET THEREOF) OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 16-26-220-023-0000

which property was commonly known as 2457 S. Homan Ave., Chicago, IL 60623 (the "Premises").

2. On information and belief, **Pioneer Bank and Trust, as successor trustee u/t/a 9/21/1979 n/k/a Trust # 7352** contracted with **J&D General Contractors, LLC** to perform improvements to the Premises.

3. Subsequent thereto **J&D General Contractors, LLC** entered into a subcontract with Claimant to furnish roofing and related materials to the Premises.

4. The Claimant completed its work under its subcontract on December 4, 2014, which entailed the furnishing of said materials to the Premises.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Three Thousand Eight Hundred Ninety and 74/100 Dollars (\$3,890.74)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum for materials furnished to the Premises. Claimant claims a lien on the real estate and against the interest of the 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 under said contract against

# UNOFFICIAL COPY

said contractor, in the amount of **Three Thousand Eight Hundred Ninety and 74/100 Dollars**  
**(\$3,890.74)** plus interest.

**Richards Building Supply Co.,**

An Illinois corporation

By: \_\_\_\_\_

Its attorney

**This notice was prepared by and  
after recording should be mailed to:**

Kori M. Bazanos  
Law Offices of Kori M. Bazanos  
115 S. LaSalle St., Ste. 2600  
Chicago, Illinois 60603  
(312) 578-0410

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## VERIFICATION

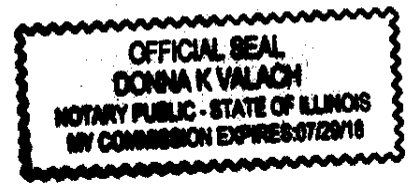
The undersigned, WALTER J. TURLO, being first duly sworn, on oath deposes and states that he is an authorized representative of **Richards Building Supply Co.** that he has read the above and foregoing subcontractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: Walter J Turlo  
Its: Credit Manager

SUBSCRIBED AND SWORN to  
before me this 17<sup>th</sup> day  
of February, 2015.

Donna K Valach  
Notary Public

My Commission Expires: 7/29/2018

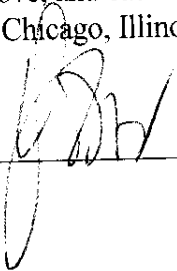


2457 S. Homan Ave., Chicago, IL 60623

# UNOFFICIAL COPY

## CERTIFICATE OF SERVICE

I, Kori M. Bazanos, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanic's Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, as indicated above, and causing it to be deposited in the United States mail depository located at 115 S. LaSalle St., Chicago, Illinois 60603, on this 18 day of February, 2015 before 5:00 p.m.



---

2457 S. Homan Ave., Chicago, IL 60623

Property of Cook County Clerk's Office