

# UNOFFICIAL COPY

## SUB-CONTRACTOR'S CLAIM FOR LIEN

The undersigned CLAIMANT, **FORTE PLUMBING COMPANY**, of 8142 W. Grand Avenue, River Grove, IL 60171, makes the following statement and claims a mechanic's lien under the Mechanics' Lien Act of the State of Illinois, as set forth in 770 ILCS 60/0.01 and following, of the Illinois Compiled Statutes, and states that:



Doc#: 1521813014 Fee: \$32.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/06/2015 08:55 AM Pg: 1 of 3

1. On or about April 6, 2015, and at all time relevant hereto, **Suburban Trust and Savings Bank, Trustee u/t/a 4443 dated 5-17-1991, and John Orlando and Melinda Orlando** (believed by CLAIMANT to be the beneficiaries under said trust) (hereinafter "**OWNERS**"), owned the following described real property, commonly known as 35 Conti Parkway, Elmwood Park, IL 60707 and legally described as follows:

Lot 21 in Block 48 in Westwood being a Mills and Sons' Subdivision in Section 25, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

**P.I. N:** 12-25-314-020-0000

**Address:** 35 Conti Parkway, Elmwood Park, IL 60707

2. On or about April 6, 2015, CLAIMANT entered into a Contract (the "Contract") with NF Demolition, Inc. an Illinois Corporation (hereinafter "NF"), under which CLAIMANT agreed to provide material and labor to saw cut the street to terminate sewer and water main serving the premises, remove debris, clean, fill, concrete, and asphalt patch, with the balance due upon completion.

3. At all times relevant hereto, and at the time the Contract was entered into between CLAIMANT and NF:

- A. NF was acting as OWNER's General Contractor or Agent, and the work was done with the knowledge and consent of the OWNER;
- B. Alternatively, the OWNER authorized NF to enter into the Contract;
- C. Alternatively; the OWNER knowingly permitted NF to enter into the Contract for the improvement of the Real Estate.

4. Pursuant to said Contract, furnished materials and performed labor for and upon the premises.

5. The CLAIMANT has completed performance of it's contract in that it has provided the materials and labor and has delivered and installed all the materials required under the contract to the site of the improvements on the above-described property.

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6. CLAIMANT did so provide the Work under the Contract and substantially completed and last performed all such Work on **April 9, 2015**, for which CLAIMANT hereby claims a lien under the Contract.

7. That said NF Demolition Inc. has paid nothing to CLAIMANT, leaving due, unpaid and owing to the CLAIMANT on account thereof, after allowing all credits, a balance of Five Thousand Eight Hundred and No/100 Dollars (\$5,800.00. 00), plus attorney's fees, and statutory interest, for which the CLAIMANT claims a Lien on said land and improvements.

FORTE PLUMBING COMPANY

By: *Carmen Forte*  
CARMEN FORTE, President

State of Illinois )  
County of Cook ) ss

Carmen Forte, on oath states that he is the President of Forte Plumbing Company, the CLAIMANT, that he is authorized to sign this Claim, that he has read the foregoing Sub-Contractors's Claim for Lien, and that the statements contained therein are true.

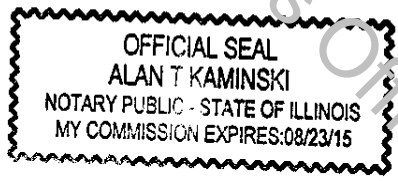
*Carmen Forte*  
Carmen Forte

Sworn to before me and subscribed in my presence, at *Northlake*, Illinois, this *18<sup>th</sup>* day of July, 2015.



*Alan T. Kaminski*  
NOTARY PUBLIC

**Prepared by and mail to:**  
ALAN T. KAMINSKI  
Law Offices of Alan T. Kaminski  
220 E. North Avenue  
Northlake IL 60164  
708-531-0101



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## SERVICE LIST

A copy of this Notice and Claim for Lien has been sent to the following persons by Certified Mail, Return Receipt Requested, Restricted Delivery:

John and Melinda Orlando  
2357 Janesville Lane  
Henderson, NY 80044

Nicholas A. Fratantoni, President  
NF Demolition, Inc.  
16W050 Jeans Road  
Lemont, IL 60439

Suburban Trust and Savings Bank  
Trustee u/t/a 4443 dated 5-17-1991  
840 S. Oak Park Avenue  
Oak Park, IL 60304

I, ALAN T. KAMINSKI, hereby certify that I mailed this notice to the above addressees by depositing same in the United States Mail at Northlake, Illinois, on or before 5:00 PM on July 18, 2015, with proper postage prepaid.



ALAN T. KAMINSKI

## VERIFICATION BY CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief, and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Dated: August 4, 2015



ALAN T. KAMINSKI