

# UNOFFICIAL COPY

Prepared by and  
when recorded return to:

Fry May, LLC  
1100 W. Fry Street  
Chicago, IL 60642



Doc#: 1606122086 Fee: \$33.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/01/2016 03:15 PM Pg: 1 of 5

STATE OF ILLINOIS

This Space for Recorder's Use

COUNTY OF COOK

## NOTICE AND CLAIM FOR MECHANIC'S LIEN

The Claimant, Fry May, LLC ("Claimant"), whose address is 1100 W. Fry Street, Chicago, IL 60642, hereby records a claim for Mechanics Lien against Justin and Jaime Hansen ("Owner"); and all other persons or entities having or claiming an interested in the below described real estate, and in support thereof states as follows:

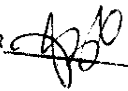
1. Prior to August 4<sup>th</sup>, 2015, an at all times subsequent, Owners owned the following described real estate in the County of Cook, State of Illinois:

See Legal Description  
Attached hereto as **Exhibit A**

Commonly known as 1108 West Fry Street, Chicago, IL, which real estate has the following permanent index numbers: 17-05-414-037-1001, and which is hereinafter together with all improvements referred to as the "Premises".

2. On information and belief, on or about August 4, 2015, Owner or someone else knowingly permitted by Owner, including without limitation, Tenant/Agent, entered into a contract with Claimant wherein Claimant was to provide labor, materials, and equipment for concrete, landscape, fencing and plumbing work and related improvements on and to the Premises.

3. Pursuant to Claimant's contract with Owner, Claimant was to be paid actual costs

CCRD REVIEWER 

# UNOFFICIAL COPY

without mark-up for the performance of its scope of work which equal \$6,000 or in the alternative, Claimant and Owner agreed to execute a reasonable mutual release and easement agreement upon which Claimant would not require payment from the Owner for the performance of its scope of work.

4. Claimant substantially completed its scope of work on or about November 2, 2015.

5. As of the date hereof, Owner has refused to execute any mutual release and easement agreement, as agreed by Owner and Claimant, and there is due, owing and unpaid, after allowing all credits, the principal sum of \$6,000.00, which amount bears interest at the contract rate until paid in full.

6. Claimant claims a lien upon 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, in the amount of \$6,000.00, plus interest, pursuant to the Illinois Mechanic's Lien Act, 770 ILCS 60/1 *et seq.*

7. Though due demand has been made therefor, said amount remains due and owing.

8. Notice has been duly given as required by the Illinois Mechanics Lien Act, 770 ILCS 60/24. On information and belief, notice has also been given to the Owner and others pursuant to 770 ILCS 60/5.

9. To the extent permitted by law, all waivers of lien heretofore given by Claimant in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of any amount less than the full amount herein shall not operate to invalidate this notice and claim for lien upon the Real Estate.

# UNOFFICIAL COPY

Dated: March 1, 2016

FRY MAY, LLC

By:  \_\_\_\_\_  
Michael Arnold

Its: Manager

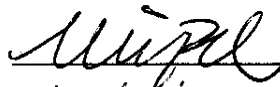
Property of Cook County Clerk's Office



# UNOFFICIAL COPY

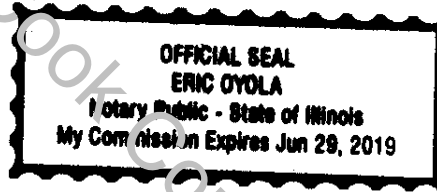
## VERIFICATION

Michael Arnold being first duly sworn, states that he is the Manager of Fry May, LLC, an Illinois limited liability corporation, that he is authorized to sign this Verification to the foregoing Sub-Contractor's Notice and Claim for Mechanic's Lien, that he has read the same and that the statements made therein are true and correct to the best of his knowledge, information and belief.

  
Michael Arnold, its Manager

SUBSCRIBED and SWORN to  
before me on March 1, 2016.

  
NOTARY PUBLIC



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION:

UNIT 1 IN THE 1108 WEST FRY CONDOMINIUM TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

LOT 20 IN BLOCK 9 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Tax Numbers: 17-05-414-1001