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STATE OF ILLINOIS

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COUNTY OF COOK

Doc#: 1615429050 Fee: \$32.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/02/2016 11:49 AM Pg: 1 of 2

Mail to & prepared by: John L. Ladle, P.C. 177 N. State Street, Suite 300 Chicago, IL 60601

**CLAIM OF LIEN** 

MECHANICS LIER

The ciaimant, TMS Construction of Chicago, Inc. of 6324 W. Melrose, City of Chicago, County of Cool. State of Illinois, hereby files its contractor's claim for lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate (Owner), Biren Shah and Amai Thukal of 4 Navajo Ct., Burr Ridge IL 60527 and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owner.

Claimant states as foile ws:

1. On or before January 12, 2016, and subsequently, the Owner owned the following described real estate (including all lan 1 20/2 improvements thereon) (Real Estate) in the County of Cook, State of Illinois, to-wit:

## **Legal Description:**

Legally described as:

LOT 25 IN FINAL SUBDIVISION PLAT,

ARROWHEAD FARM, BEING A SUBDIVISION OF ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-31-305-004-0000

- 2. On or before January 12, 2016, Claimant made a contract under which Claimant agreed to: framing, remodeling and improvement to the Real Estate.
- 3. The contract was entered into by Perfect Struction, as the Owner's agent, and the contract obligations were performed with the knowledge and consent of the Owner. Alternatively, the Owner authorized Perfect Struction, to enter the contract. Alternatively, the Owner knowingly permitted Perfect Struction, to enter into said contract for the improvement of the Real Estate.

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- 4. On February 2, 2016, the claimant completed thereunder delivery of the materials and or performance of the services requested by Perfect Struction, to the value of \$7,792.29, and has performed all of its obligations under said contract.
- 5. That Owner is entitled to credits on account thereof as follows: \$ 3,000.00, leaving due, unpaid and owing to the claimant, after allowing all credits, the principal sum of \$4,792.29, for which, plus interest of five percent per annum, the claimant claims a lien on the Real Estate (including all land and improvements thereon) and on the moneys or other considerations due or to become due from the Owner to TMS Construction of Chicago, Inc., if there be any other contract with Perfect Struction, to construct the improvements thereon.

<b>TMS</b>	Constr	uction	of	Chicago,	Inc.

(Name of sole ownership, firm or corporation)

By:

Title: Member / Manager

State of Illinois )

)SS

County of Cook

The affiant, being first duty sworn, on oath deposes and says that he is Principal for the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Subscribed and sworn to before me this

day of he 20/6

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Mutale

Notary Public

OFFICIAL SEAL

GREGORY F. LADLE

NOTARY PUBLIC -- STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 3, 2019