



1617934029

Please record and return to:
Arends & Callahan
10129 S. Western Ave.
Chicago, IL 60643

Doc#: 1617934029 Fee: \$32.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2016 10:03 AM Pg: 1 of 3

GENERAL CONTRACTOR'S MECHANIC'S LIEN NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned Claimant, **Expert Construction & Remodelers, Inc.** (the "Claimant"), of **Bridgeview**, County of **Cook**, State of Illinois hereby claims a mechanic's lien pursuant to the Mechanics Lien Act of the State of Illinois against the property commonly known as **7613-19 S. Saginaw**, City of **Chicago**, County of **Cook**, State of Illinois and states as follows:

1. The real property subject to the mechanic's lien and located in the County of **Cook**, State of Illinois (the "Property") is described as follows:

THE SOUTH 75 FEET OF LOT 81 IN DIVISION 2 IN WESTFALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER AND THE SOUTH EAST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Commonly known as: **7613-19 S. Saginaw**
Chicago, Illinois

Permanent Index Number: **21-30-312-008-0000**

2. On or about **October 15, 2015**, Claimant and **Peter Melis**, as authorized agent for or authorized and permitted by property owner, **First Midwest Bank**, successor in interest to **Heritage Trust Company**, as trustee, under trust agreement dated **March 2, 1987** and known as trust number **2985** (the "Owner"), entered into a certain agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the sum of **\$32,250.00** (the "Contract Sum").

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3. On or about **March 30, 2016**, Claimant completed the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.
4. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property and all of such labor and materials was furnished, delivered and performed, and the work contemplated under the Contract substantially completed, on or about **March 30, 2016**.
5. There is now justly due and owing the Claimant after allowing to **Peter Melis, First Midwest Bank, successor in interest to Heritage Trust Company, as trustee, under trust agreement dated March 2, 1987 and known as trust number 2935**, and any other property owner all credits, deductions and offsets, the sum of **\$5,250.00** plus interest at the rate specified in the Illinois Mechanics Lien Act.
6. Claimant now claims a lien on the above-described property, and on all of the improvements thereon, for **\$5,250.00** plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as costs and attorney's fees.

Expert Construction & Remodelers, Inc.

By: _____

Izabela Dawid, President

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STATE OF ILLINOIS

)

SS.

COUNTY OF COOK

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CERTIFICATION

The Affiant, **Izabela Dawid**, being first duly sworn, on oath deposes and says she is an authorized agent of **Expert Construction & Remodelers, Inc.**; that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant's knowledge.

BY:

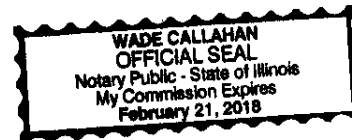


Izabela Dawid

Subscribed and Sworn to before me
this 24 day of June 2016.



Notary Public



This instrument prepared by:
Arends & Callahan
10129 S. Western Ave.
Chicago, IL 60643
ac.11357

Property of Cook County Clerk's Office