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GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS } } ss COUNTY OF COOK }

The Claimant, True
Dimensions, Inc., of 911 S.
Broadway Avenue, Park Ridge
Illinois 60068, County of Cook,
State of Illinois, hereby files its
General Contractor's Claim for
Mechanics Lien on the Real Estate
(hereinafter described) and against
John J. Zachary and Caroline



Doc#: 1618934016 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/07/2016 08:56 AM Pg: 1 of 2

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Zachary as Trustees of the John and Caroline Revocable Trust dated April 12, 2013, as amended ("Owner") of 500 Edgemont Lane, Park Ridge 60068, County of Cook, State of Illinois, and any other person c aiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owner.

Claimant states as follows:

1. On or about October 30, 2015, and all times relevant hereto, Owner owned the following described real property in the County of Cook, State of Illinois, commonly known as 911 S. Broadway, Park Ridge 60068, Illinois and legally described as follows:

LOT 3 AND THE SOUTH 1/2 OF LOT 21 IN SHIPLEY'S COUNTRY CLUB ACRES BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 26, TOWNSHIP 41 NORTH, ¾ ANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCURDING TO THE PLAT THEREOF RECORDED MAY 10, 1948 AS DOCUMENT 14310400 IN COOK COUNTY, ILLINOIS

Permanent Index Number: 09-26-203-027-0000

Common Address of the Premises: 500 Edgemont Lane, Park Ridge, 60068, County of Cook, State of Illinois.

- 2. That on or about October 30, 2015, Claimant made a Contract with Jack Zachary and Caroline Zachary under which Claimant agreed to provide all necessary labor, material, and work necessary to complete major construction improvements and repairs of the Real Estate for the sum of \$117,737.80.
- 3. The Contract was entered into by John J. Zachary and Caroline Zachary as Trustees of the John and Caroline Revocable Trust dated April 12, 2013, as amended, the Owner. Alternatively the contract was entered into by



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Jack Zachary as the Owner's agent, and the work was performed with the knowledge and consent of the Owner. Alternatively the contract was entered into by Caroline Zachary as the Owner's agent, and the work was performed with the knowledge and consent of the Owner. Alternatively the Owner authorized Jack Zachary to enter into the Contract. Alternatively the Owner authorized Caroline Zachary to enter into the Contract. Alternatively, the Owner knowingly permitted Jack Zachary to enter into the Contract for the improvement of the Real Estate. Alternatively, the Owner knowingly permitted Caroline Zachary to enter into the Contract for the improvement of the Real Estate.

- 4. The Claimant did provide all labor, material, and work necessary to complete major construction improvements and repairs on the Real Estate and in the improvement of the Real Estate and completed all of the work under the terms of the Contract for the agreed sum and to the value of \$117,737.80, and all said work was completed on March 18, 2016.
- 5. As of the date hereof there is due, unpaid and owing to the Claimant, after allowing all payment and credits of \$50,0000, the principal sum of \$67,737.80, which principal amount bears interest at the rate specified in the Illinois Mechanics Lien Act.
- 6. Claimant now claims a lien on the above-described Real Estate (including all land and improvements thereon) in the amount of \$67,737.80 plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

TRUE DIMENSI ANS. INC.

pv.

Stanley R. Heller Jr.

President

True Dimensions, Inc.

State of Illinois } ss. County of Cook }

The affiant, Stanley R. Heller Jr. being first duly sworn, on oath deposes and says that he is the President of the Claimant; that he has read the foregoing 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 July, 2016.

Official Seal Christen L Korzyniewski Notary Public State of Illinois y Commission Expires 11/12/2017

Notary Public