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Doc#. 1635717030 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/22/2016 10:23 AM Pg: 1 of 2

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

The Claimant, G.W. Nitzsche Inc. dba SERVPRO of Wheaton/Glen Ellyn of 2206 N. Main St, #333, Wheaton, Illinois 60187, DuPage County ("Claimant"), hereby files its claim for mechanic's lien against Ronald and Barbara Nowinski (hereinafter referred to as "owners") and any person claiming an interest in the real estate described below by through or under the owners. Claimant states as follows:

That on or about November 14, 2015 and at all times thereafter, the owners owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: 3701 W. 120th Street, Alsip, Illinois 60803

A/K/A: LOT 1 IN BLOCK 2 IN KOOIENGA'S RESUBDIVISION OF LOT 23 IN BRAYTON FARMS NO. 3, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 26 (EXCEPT THE WEST 80 ACRES THEREOF) IN TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A/K/A: PIN: 24-26-107-011

That on or about November 19, 2015, the Claimant, as the general contractor, made a contract with the said owners to provide labor and materials for structural repairs as a result of leaking sky lights that occurred on or about November 14, 2015, for and in said improvement and that on or about August 19, 2016, the Claimant completed thereunder all that was required to be done by said contract. The following amounts are due on said contract:

Contract: \$9,404.96
Payments: \$4,068.60
Total Balance due.....\$5,336.36

Leaving due, unpaid and owing to the claimant after allowing all credits, the sum of Five Thousand Three Hundred Thirty-Six and 36/100 Dollars (\$5,336.36), for which, with statutory interest and accrued interest under the contract, the Claimant claims a lien on said land and improvements. All work and services were performed in a good and workmanlike manner and all materials provided were of the type, quality and quantity required by the contract.

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To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

Dated this 16th day of December, 2016

G.W. Nitzsche Inc. dba SERVPRO of Wheaton/Glen Ellyn

By: *Alissa Nitzsche*
Alissa Nitzsche, as Authorized Agent

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Alissa Nitzsche, being first duly sworn on oath, depose and state that I am the Vice President of G.W. Nitzsche Inc. dba SERVPRO of Wheaton/Glen Ellyn, that I am authorized to execute this Contractor's Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Contractor's Claim for Mechanic's Lien and know the contents thereof, and that the statements contained therein are true.

Alissa Nitzsche
Alissa Nitzsche

Prepared by:

Michelle L. Carey
Friedman Maguire & Carey, P.C.
150 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606
312-857-4000
mcarey@fmpclaw.com

Subscribed and sworn to before me this 16th day of December, 2016.

Christy Thomson
Notary Public

