

# UNOFFICIAL COPY

**ORIGINAL CONTRACTOR'S  
CLAIM FOR MECHANICS LIEN**

Doc#: 1704122002 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/10/2017 09:11 AM Pg: 1 of 2

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS  
COUNTY OF COOK

Duron General Construction, Inc.,  
Claimant

VS

Raul Quintero  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendant(s)

CLAIM FOR LIEN IN THE AMOUNT OF **\$94,000.00**

THE CLAIMANT, Duron General Construction, Inc., 13021 Oak Lawn Lane, Poplar Grove, Illinois, hereby files a claim for mechanics lien, as hereinafter more particularly stated, against the above-listed defendant(s) and states:

THAT, at all relevant times, Raul Quintero and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

Lots 63 and 64 in Argo Home Addition, a subdivision of that part of the north 3/4 of the northwest 1/4 of the southeast 1/4 of Section 13, Township 38 North, Range 12 east of the Third Principal Meridian, lying south of the right-of-way of the Indiana Harbor Belt Railroad and the Terminal Railroad Company, in Cook County, Illinois.

Parcel Numbers: 18-13-404-027-0000 18-13-404-028-0000

Property Address: 6058 South 75<sup>th</sup> Avenue, Summit, Illinois 60501

THAT, on June 20, 2015, Claimant entered into a contract with Raul Quintero, an owner of the afore-described real property and one authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into such a contract, to demolish an existing house and construct a new house for the afore-described real property of a value of and for the sum of **\$289,000.00**.

THAT, at the subsequent request of the said Raul Quintero, and further pursuant to the said contract, Claimant installed new sewer and water service for the afore-described real property of a value of and for the sum of **\$25,000.00**.

THAT, on December 6, 2016, Claimant substantially completed all required of Claimant by the said contract.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE**

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THAT Claimant has received **\$174,500.00** pursuant to the said contract and has issued credit in the amount of **\$45,500.00** against the contract price.

THAT neither Raul Quintero nor any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant the balance of **\$94,000.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements.

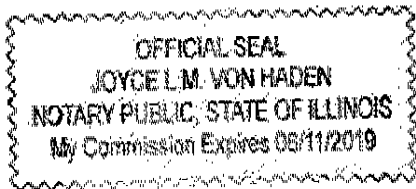
Tomas Duron  
Tomas Duron, Agent of Claimant

STATE OF ILLINOIS        )  
  )     SS  
COUNTY OF BOONE        )

THE AFFIANT, Tomas Duron, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Original Contractor's Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

Tomas Duron  
Tomas Duron, Agent of Claimant

Subscribed and sworn to before me this 9<sup>th</sup> day of February, 2017.



Joyce L.M. Von Haden  
Notary Public

**Mail To:**

Tomas Duron  
Duron General Construction, Inc.  
13021 Oak Lawn Lane  
Poplar Grove, Illinois 61065

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