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County of Cook)



Doc# 1707439101 Fee \$33.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2017 11:12 AM PG: 1 OF 5

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

Heatmasters Mechanical, Inc., an Illinois corporation (hereinafter "Claimant"), with a principal address at 5540 West Lawrence Avenue, Chicago, IL 60630, hereby files its original contractor's claim for mechanic's lien on the real estate commonly known as 5080 N. Elston Ave., Chicago Illinois, 60630, and as more specifically set forth on the attached Exhibit A ("Real Estate"), and against the interests in the Real Estate of the current owner, Old Second National Bank, per Trustee's Deed, recorded as Doc # 1702712166 ("Bank Owner"). In furtherance thereof, Claimant states as follows:

1. On December 5, 2016, Chicago Title Land Trust Company, as Successor Trustee under Trust Agreement dated December 13, 1984, and known as Trust Number 10-075560-2, was the owner of the Real Estate ("Owner").
2. On November 30, 2016 Claimant entered into a contract with Owner to perform all of the work necessary to remove and replace the two (2) RTU's located on the roof of the Real Estate for the agreed to price of \$13,560.
3. On December 5, 2016, Claimant completed all of the work required of it under its contract with the Owner and Owner accepted and approved said work thereby becoming indebted to Claimant in the amount of \$13,560.
4. Despite repeated requests for payment, Owner has failed to pay Claimant.
5. On January 27, 2017, unbeknownst to Claimant, Owner conveyed to Bank Owner title in the Real Estate via a Trustee's Deed.
6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$13,560.00, which the principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$13,560.00, plus interest.
7. Claimant further revokes any waiver of rights for which Claimant has not received payment.

Dated: March 1, 2017

Heatmasters Mechanical Inc.

By

Ed Bunzol
Ed Bunzol

S	Y
P	5
S	N
M	N
SC	Y
E	Y
INT	DRC

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**This document was
prepared by and after
recording should be returned to:**

Ed Bunzol
Heatmasters Mechanical, Inc.
5540 West Lawrence Avenue
Chicago, IL 60630

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EXHIBIT A

LOTS 8,9,10,11 IN BLOCK 2 IN BUTLERS, ELSTON AND JEFFERSON AVENUE
SUBDIVISION OF EAST 9.00 CHAINS SOUTH OF CENTER OF ELSTON ROAD OF THE
NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 40 NORTH,
RANGE 13, EAST OF THE THIRD PRONCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PIN: 13-09-411-030-0000; 13-09-411-031-0000; 13-09-411-032-0000; 13-09-411-033-0000.

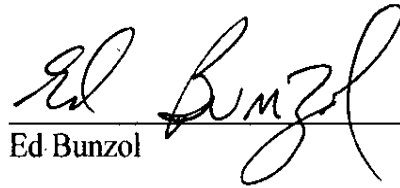
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Verification

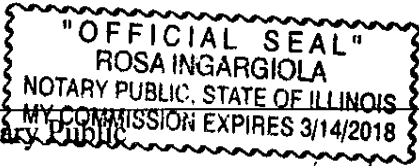
State of Illinois)
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Ed Bunzol, being first duly sworn on oath, states that he is the authorized representative of Heatmasters Mechanical, Inc., that he has read the preceding Original Contractor's Claim for Lien, that the statements contained therein are true and accurate and, that he is duly authorized to sign this Verification on behalf of Heatmasters.



 Ed Bunzol

Subscribed and sworn to before me
 this 01 day of March, 2017.



Notary Public

My commission expires 03/14, 2018.

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Parties Receiving Service

WALTER S. DRAGOSZ
4116 Jody Court
Rolling Meadows, Illinois 60008
Owner's Agent / Prior Owner via Trust / Prior Mortgagee via Trust

OLD SECOND NATIONAL BANK
37 S. River Street
Aurora, Illinois 60506
Current Owner / Prior Mortgagor under Loan #63801002831

CHICAGO TITLE LAND TRUST COMPANY
As trustee under Trust Number 10-075560-2
10 S. LaSalle St.
Suite 2750
Chicago, Illinois 60603
Prior Owner / Prior Mortgagee

JSMA LLC
1182 S. Plymouth Ct.
Suite 1SW
Chicago, Illinois 60605
Lien Claimant

BLOOM COMPANIES, LLC
600 W. Fulton St.
Suite 701
Chicago, Illinois 60661
Lien Claimant

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