

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Doc# 1712916022 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 10:43 AM PG: 1 OF 8

CONTRACTOR'S
CLAIM FOR LIEN

IN THE OFFICE OF THE
RECORDER OF DEEDS,
COOK COUNTY, ILLINOIS

AMENDED NOTICE AND CLAIM FOR LIEN

THE UNDERSIGNED LIEN CLAIMANT, **BORTER Z INC.**, with its principal place of business at 9950 W. Lawrence Ste 204-C, Schiller Park, IL 60176 ("Lien Claimant"), hereby files an Amendment to Lien, originally filed claim for Mechanics Lien and recorded at Cook County Recorder of Deeds on **08/29/2016 as Document Number 1624244086**, a true and accurate copy of which is attached hereto as **Exhibit A**, against Lisa M. Torres and Richard Torres ("Owners") and the property commonly known as 5404 N. Sayre Ave. Chicago, IL 60656 ("Property") more fully described in paragraphs "H" and "I" below, and Others who may have an interest in this claim for a Lien for reasons set forth below.

- A. WHEREBY, the Property Owner owned the Property on or about **September 3, 2015 to Present**.
- B. WHEREBY, on or about **May 1, 2016**, the undersigned Lien Claimant contracted, engaged, and was employed through an agreement by the Owner of the Property where in consideration for payment of Eleven Thousand, Nine hundred, Five dollars and 43/100 (\$11,905.43).

Due to a scrivener's error in **Document Number 1624244086**, the contract date was previously incorrectly listed as May 1, 2015.

The Owners agreed to pay Lien Claimant if it finishes its work and the Owner knowingly permitted the work to be performed without protest where the Lien Claimant undertook the following improvements to the Property: Lien Claimant would provide materials and labor to perform the rodding and rooting, refurbishment, and repair of the property's plumbing system along with refurbishment and repair of cosmetic defects caused by flooding, in addition to other work.

- C. WHEREBY, on or about **May 1, 2016**, Lien Claimant began work pursuant to the Contract.
- D. WHEREBY, on or about **June 1, 2016** Lien Claimant completed the last day of substantial work at the Property.
- E. WHEREBY, the work completed by Lien Claimant is a real and valuable improvement to the Property, whereby such improvements, labor and materials, increased the value and quality of the Property to the benefit of the Owner;

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F. WHEREBY, to date, Lien Claimant has not received any payment for the work therefore, leaving due, unpaid, and owing to Lien Claimant, after allowing all credits, the sum of Eleven Thousand, Nine hundred, Five dollars and 43/100 (\$11,905.43) is owed. Lien Claimant now claims a lien on the above described property and on all of the improvements thereon against the Owner(s) and all persons interested herein, for the amount of Eleven Thousand, Nine hundred, Five dollars and 43/100 (\$11,905.43). To date, Claimant remains unpaid for its work at the Project and there is no reasonable basis for failure to pay Lien Claimant. Lien Claimant also claims interest of 10% interest and fees incurred pursuant to 770 ILCS 60/1(a) of the Illinois Lien Act.

Total Work Labor:	\$ 11,905.43
Extras:	\$ 0.00
<u>Credits due:</u>	<u>\$ 0.00</u>
Balance Due:	\$ 11,905.43

G. On information and belief, Owner demand of the amount due and owing and the most recent of such statements show or should show that Lien Claimant is owed the sum of four thousand seven hundred eighty-one and 00/100 dollars (\$4,291.00)

H. The "Property" subject to the claim for lien is:
 Commonly known as: **5404 N. Sayre Ave. Chicago, IL 60656**
 Identified by PIN as: **13-07-113-033-000**

Legally described as:

Lot 26 (EXCEPT THE SOUTH 6.00 FEET THEREOF) AND ALL OF LOT 27 IN BLOCK 2. IN MCCOLLAM AND KRUGGEL'S ADDITION TO NORWOOD PARK IN THE NORTHWEST ¼ OF SECTION 7.

I. The "Lien Claimant" is:

1. Name:	Borter Z Inc.
Contact Person:	John Zych, Vice President
Street Address:	9950 W. Lawrence Ste 204-C
City, State, Zip:	Chicago, IL 60176

J. The "Property Owner" is:

1. Name:	Lisa M. Torres and Richard Torres
Address:	5404 N. Sayre Ave.
City, State, Zip:	Chicago, IL 60656

K. The Lender and Mortgage Holder is:

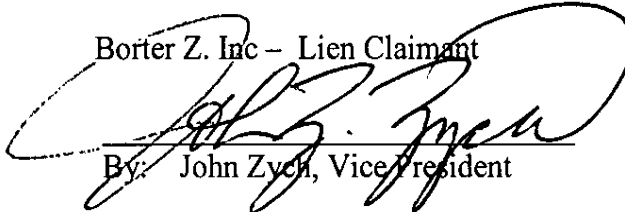
1. Name:	MERS
Contact Person:	Mark Settle- Originator
Address:	9 Entin Rd Ste 200

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City, State, Zip: Parsippany, NJ 07054
Loan Number: 1111047127
File Number: 1525334045

THEREFORE, The Lien Claimant hereby files notice and claim for lien against the Property and improvements thereon, further against monies due or to become due from the Owner as a consequence of the improvements, and upon the materials provided, against the interests of the Owner any Others that may have interest in the Property.

Borter Z. Inc - Lien Claimant


By: John Zych, Vice President

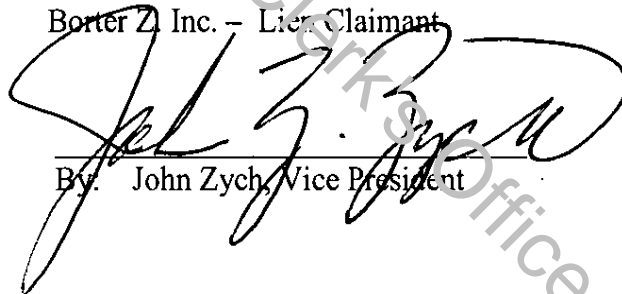
“NOTICE. FEDERAL LAW REQUIRES THAT I ADVISE YOU THAT THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED IN THAT REGARD WILL BE USED FOR THAT PURPOSE”

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


AFFIDAVIT

The undersigned Affiant, first being duly sworn and upon oath deposes and says that he is the Lien Claimant; that he has read the foregoing Notice and Claim for Lien; and knows the contents thereof, and that all the statements therein contained are true.

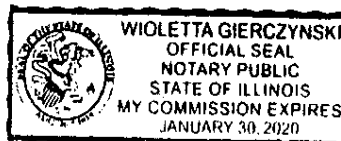
Borter Z. Inc. - Lien Claimant


By: John Zych, Vice President

SUBSCRIBED and SWORN to before me this 4th day of May, 2018 A.D.



Notary Public
My commission expires: 1/30/2020



This document was prepared by:
Groszek Law Firm
3601 N. Pulaski Rd,
Chicago, IL 60641

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773-267-6100

SERVICE LIST

1. Lisa M. Torres and
Richard Torres
5404 N. Sayre Ave.
Chicago, IL 60656
2. MERS
Mark Settle- Originator
9 Entin Rd. Ste. 200
Parsippany, NJ 07054
3. Unreleased or Unknown Claimants, Liens, and Judgments of Record

Property of Cook County Clerk's Office

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Exhibit A

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



CONTRACTOR'S
CLAIM FOR LIEN

Doc#: 1624244086 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 03:37 PM Pg: 1 of 4

IN THE OFFICE OF THE
RECORDER OF DEEDS,
COOK COUNTY, ILLINOIS

NOTICE AND CLAIM FOR LIEN

THE UNDERSIGNED LIEN CLAIMANT, **BORTER Z INC.**, with its principal place of business at 9950 W. Lawrence Ste 204-C, Schiller Park, IL 60176 ("Lien Claimant"), hereby files a Contractor's Claim for Mechanics Lien against Lisa M. Torres and Richard Torres ("Owners") and the property commonly known as 5404 N. Sayre Ave. Chicago, IL 60656 ("Property") more fully described in paragraphs "H" and "I" below, and Others who may have an interest in this claim for a Lien for reasons set forth below.

- A. WHEREBY, the Property Owner owned the Property on or about **September 3, 2015** to **Present**.
- B. WHEREBY, on or about **May 1, 2015**, the undersigned Lien Claimant contracted, engaged, and was employed through an agreement by the Owner of the Property where in consideration for payment of Eleven Thousand, Nine hundred, Five dollars and 43/100 (\$11,905.43).

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- E. WHEREBY, the work completed by Lien Claimant is a real and valuable improvement to the Property, whereby such improvements, labor and materials, increased the value and quality of the Property to the benefit of the Owner;
- F. WHEREBY, to date, Lien Claimant has not received any payment for the work therefore, leaving due, unpaid, and owing to Lien Claimant, after allowing all credits, the sum of Eleven Thousand, Nine hundred, Five dollars and 43/100 (\$11,905.43) is owed. Lien Claimant now claims a lien on the above described property and on all of the improvements

Exhibit A

REVIEWED *[Signature]*

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thereon against the Owner(s) and all persons interested herein, for the amount of Eleven Thousand, Nine hundred, Five dollars and 43/100 (\$11,905.43). To date, Claimant remains unpaid for its work at the Project and there is no reasonable basis for failure to pay Lien Claimant. Lien Claimant also claims interest of 10% interest and fees incurred pursuant to 770 ILCS 60/1(a) of the Illinois Lien Act.

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1. Name: Borter Z Inc.
 Contact Person: John Zych, Vice President
 Street Address: 9950 W. Lawrence Ste 204-C
 City, State, Zip: Chicago, IL 60176

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1. Name: Lisa M. Torres and
 Richard Torres
 Address: 5404 N. Sayre Ave.
 City, State, Zip: Chicago, IL 60656

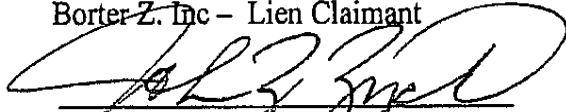
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1. Name: MERS
 Contact Person: Mark Settle- Originator
 Address: 9 Entin Rd Ste 200
 City, State, Zip: Parsippany, NJ 07054
 Loan Number: 1111047127
 File Number: 1525334045

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Borter Z. Inc - Lien Claimant


By: John Zych, Vice President

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STATE OF ILLINOIS)

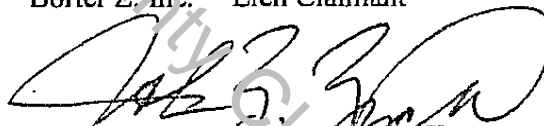
)ss.

COUNTY OF COOK)

AFFIDAVIT

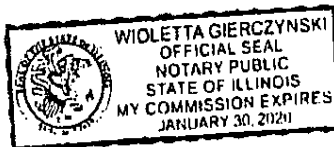
The undersigned Affiant, first being duly sworn and upon oath deposes and says that he is the Lien Claimant; that he has read the foregoing Notice and Claim for Lien; and knows the contents thereof, and that all the statements therein contained are true.

Borter Z. Inc. - Lien Claimant


By: John Zych, Vice President

SUBSCRIBED and SWORN to before me this 29 the day of August, 2018⁷⁶⁶ A.D.

Wioletta Gierczynski
Notary Public 1/30/2020
My commission expires:



This document was prepared by:
Groszek Law Firm
3601 N. Pulaski Rd,
Chicago, IL 60641
773-267-6100

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SERVICE LIST

1. Lisa M. Torres and
Richard Torres
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