



Doc# 1721213000 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/31/2017 09:13 AM PG: 1 OF 2

[The Above Space For Recorder's Use Only]

GENERAL CONTRACTOR'S CLAIM FOR MECHANIC LIEN

THE CLAIMANT, Aberdeen Construction Co., Inc., located at 4044 N. Lincoln Ave., Chicago, Illinois 60618 claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Teena M. Flanner and Susannah E. Flanner** (collectively, the "Owner") and any other person claiming an interest in the real estate more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Teena M. Flanner and Susannah E. Flanner** owned the following described land in the County of Cook, State of Illinois, to wit:

LOT 10 IN BLOCK 1 IN SHOWHOOK'S SUBDIVISION IN THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED AUGUST 22, 1884 IN DOCUMENT NUMBER 569245, IN COOK COUNTY, ILLINOIS

PIN: 13-36-200-007-0000

which property is commonly known as 2741 W. Fullerton Ave., Chicago, Illinois 60647.

2. That on or about May 5, 2017, **Susannah E. Flanner and her husband, Eric Henson**, entered into an agreement with Claimant to provide labor and materials for construction and remodeling at said premises.

3. On or about June 14, 2017, Claimant partially completed its work under the agreement, which entailed the furnishing of said labor and materials.

4. That, as of this date, there is due, unpaid and owing to Claimant, after allowing all payments and credits, the principal sum of **Thirty Six Thousand Three Hundred Fifty Four and 50/100 Dollars (\$36,354.50)**.

5. Claimant claims a lien on the real estate and against the interest of Owner in the real estate and all other parties named above in the amount of **Thirty Six Thousand Three Hundred Fifty Four and 50/100 Dollars (\$36,354.50)**, plus interest in the statutory rate of ten percent (10%) per annum.

Dated: July 27, 2017

Aberdeen Construction Co., Inc.

By: Zlatan Covic, President

This claim was prepared by and after recording should be mailed to:

Dan E. Garbis, Esq.
The Garbis Law Firm, LLC
7101 N. Cicero Ave., Suite 104
Lincolnwood, IL 60712
(847) 982-9516

AB

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT,

Zlatan Covic,

The claimant, has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true and he is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 27 day of July, 2017.



Notary Public

My commission expires on 8/11/18.



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