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Doc#. 1733449442 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/30/2017 01:44 PM Pg: 1 of 2

**ORIGINAL CONTRACTORS
MECHANIC'S LIEN:
NOTICE AND CLAIM**

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

P & D Construction and Remodeling, Inc.

CLAIMANT

-VS-

Skyline 41 Investments LLC - Series Dawson
Itasca Bank & Trust Co.

DEFENDANT(S)

The claimant, **P & D Construction and Remodeling, Inc.** of Burbank, IL, 60459 County of Cook, hereby files a claim for lien against **Skyline 41 Investments LLC - Series Dawson** Chicago, IL 60654 {hereinafter referred to as "owner(s)"} and **Itasca Bank & Trust Co.** Itasca, IL 60143 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on 1/23/2017, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **2919 N. Dawson Avenue Chicago, IL 60618**

A/K/A: **Lot 88 in Storey and Allen's Subdivision of Lot 10 in Brand's Subdivision of the Northeast 1/4 in Section 26, Township 40 North, Range 13 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

A/K/A: **Tax# 13-26-218-021**

That on or about 1/23/2017, the claimant made a contract with the said owner(s) and said contract was memorialized on 3/14/2017 to provide labor and material to disassemble frame on masonry home, prepared soil for concrete footing and install, debris removal, set temporary electrical post, cut off water and gas and breakup and removal of concrete sidewalk and garage slab for and in said improvement, and that on or about 8/4/2017 the claimant last performed under said contract.

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The following amounts are due on said contract:

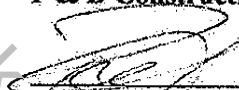
Original Contract Amount	\$350,000.00
Change Orders/Extras	\$47,400.00
Credits	\$.00
Work Not Performed	\$335,000.00
Payments	\$15,000.00
Total Balance Due	\$47,400.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Forty Seven Thousand Four Hundred Dollars and 00/100 (\$47,400.00) Dollars**, for which, with interest, the Claimant claims a lien on said land and improvements, and on the moneys or other considerations due or to become due from said owner(s) under said contract.

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.

IN WITNESS WHEREOF, the undersigned has signed this instrument on November 29, 2017.

P & D Construction and Remodeling, Inc.


Pawel Dziwisz President

Prepared By:
P & D Construction and Remodeling, Inc.
8301 S. Neva Ave.,
Burbank, IL 60459

VERIFICATION

State of IL
County of Cook

The affiant, Pawel Dziwisz, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true.


Pawel Dziwisz President

Subscribed and sworn before me this November 29, 2017.


Notary Public's Signature

