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1735222021

Prepared by, recording Requested and return to:

Jennifer K. Schwendener Hauser Izzo, LLC 1415 W. 22nd Street Suite 200 Oak Brook, IL 60523 Doc# 1735222021 Fee \$32.00

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

KAREH A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2017 01:23 PM PG: 1 OF 3

GENERAL CONTRACTOR'S MECHANIC'S LIEN NOTICE AND CLAIM (770 ILCS 60/7)

STATE OF ILLINOIS)	
4)	SS
COUNTY OF COOK)	

The undersigned, Blackwater Valley Development ("Claimant"), of 7510 N. Oriole Avenue, Chicago, Illinois, County of Cook, hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois (770 ILCS 60/7) against David and Sherri Border (the "Owners") regarding the property commonly known as 274 W. Illinois Avenue f/k/a 286 W. Illinois Avenue. Palatine, Illinois, County of Cook, and states as follows:

1. Owners own title to that certain property in the County of Cook, State of Illinois (the "Property"), to wit:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 274 W. Illinois Avenue f/k/a 286 W. Illinois Avenue, Palatine, Illinois, County of Cook, Permanent Real Estate Number 02-22-406-066-0000.

- 2. On or about July 22, 2016, Claimant and Owners entered into a certain agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the sum of \$837,101.66, plus additions and extras minus any credits for an adjusted contract price of \$804, 577.96 plus additional labor for \$43,397.00, for the total sum of \$847,974.96.
- 3. On or about October 16, 2017, Claimant completed all of the Work under the terms of and in accordance with the Contract, plus extras as agreed upon by the Parties, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.
- 4. All of the labor and materials furnished and delivered to Owners for the Property were furnished to and used in connection with the improvement of

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- the Property and the last of such labor and materials was furnished and delivered and the work contemplated under the Contract was completed on October 17, 2017.
- 5. There is now justly due and owing to Complainant after allowing to the Owners all credits, deductions and offsets the sum of \$44,397.00 plus interest at the rate specified in the Illinois Mechanics Lien Act.
- 6. Claimant now claims a lien on the above described Property, and on all of the improvements therein provided, against Owners and all persons interested therein for \$44,397.00 plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

BLACKWATER VALLEY DEVELOPMENT, INC.

	Dy: Me wan president William J. Cronin, President
STATE OF ILLINOIS) 0/
COUNTY OF COOK) SS.

The Affiant, William J. Cronin-President of Blackwater Valley Development, Inc., being first duly sworn on oath deposes and says he is one of the principals of Blackwater Valley Development, Inc. ("Claimant"), that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that the statements contained therein are true to the best of Affiant's knowledge.

William J. Cronin, President of Blackwater Valley Development, Inc.

Subscribed and Sworn to Before me this 18th day of December, 2017.

__ Notary Public

(SEAL) My

commission

expires:

Print Name

"OFFICIAL SEAL"
JILL C. WEBER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/7/2018

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Lot 3 in Creekside Estates, being a Resubdivision of Lots 14 and 15 in Arthur T. McIntosh & Co's Plum Grove Farms, a Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 32 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 25, 2007 as Document Number 0717615102, in Cook County, Illinois.

COOR COUNTY
RECORDER OF DEEDS

Am.