

# UNOFFICIAL COPY

**SUBCONTRACTOR'S NOTICE AND  
CLAIM FOR MECHANICS LIEN**

Doc#: 1830406014 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/31/2018 09:42 AM Pg: 1 of 3

STATE OF ILLINOIS – COUNTY OF COOK

STATE OF ILLINOIS

COUNTY OF COOK

Ion S. Damsa,  
d/b/a European Custom Woodwork,  
Claimant

VS

Dennis Beck;  
Elizabeth Beck;  
Olan Construction Incorporated,  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendants

**NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$6,000.00**

THE CLAIMANT, Ion S. Damsa, d/b/a European Custom Woodwork, 4814 West Division Street, Chicago, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Olan Construction Incorporated, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 9731 Fox Glen Drive, Unit 5J, Niles, Illinois, and against Dennis Beck and Elizabeth Beck and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Dennis Beck and Elizabeth Beck and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, were the owners of the following-described real property, to-wit:

See Property Description on Page Three

THAT, on March 16, 2018, Claimant entered into a subcontract with the said Olan Construction Incorporated to build, finish and install cabinets for the afore-described real property of a value of and for the sum of **\$12,000.00**.

THAT Claimant provided no additional labor or material for the afore-described real property pursuant to the said subcontract.

THAT, on August 10, 2018, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE**

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THAT Claimant has received **\$6,000.00** pursuant to the said subcontract.

THAT the said Olan Construction Incorporated was authorized or knowingly permitted by the owners of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Olan Construction Incorporated's contract with the said owners, or one(s) authorized or knowingly permitted by the said owners to enter into such a contract, to improve the afore-described real property.

THAT neither Olan Construction Incorporated nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$6,000.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owners, or their agent(s), under the original contract.




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 Ion S. Damsa, Claimant

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

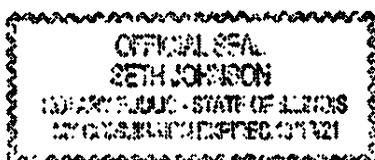
THE AFFIANT, Ion S. Damsa, being first duly sworn, on oath deposes and says that he is the Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.




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 Ion S. Damsa, Claimant

Subscribed and sworn to before me this 3<sup>rd</sup> day of October, 2018.





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 Notary Public
**Mail To:**

Ion S. Damsa  
 European Custom Woodwork  
 4814 West Division Street  
 Chicago, Illinois 60651

**Prepared By:**

Stephen M. Goba  
 Illinois Document Preparation Co.  
 601 South Ahrens Avenue  
 Lombard, Illinois 60148

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PROPERTY DESCRIPTION

UNIT 8109 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING-DESCRIBED PARCELS OF REAL ESTATE: PARTS OF THE LAND, PROPERTY AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH LOCATED WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28, INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4, INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SAID FRACTIONAL SECTION 3, CONVEYED BY DEED DATED JULY 27, 1973, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS JULY 30, 1973, AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973, AND KNOWN AS TRUST NUMBER 45450, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LASALLE NATIONAL BANK, AS TRUSTEE AS AFORESAID, AND RECORDED AUGUST 10, 1973, IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 22434263, AS AMENDED OR CORRECTED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL NUMBER: 17-03-220-020-1590

PROPERTY ADDRESS: 175 EAST DELAWARE PLACE UNIT 8109, CHICAGO, ILLINOIS 60611

Cook County Clerk's Office