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Doc#: 1834641007 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/12/2018 09:26 AM Pg: 1 of 2

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

The Claimant, G.W. Nitzsche Inc. dba SERVPRO of Wheaton/Glen Ellyn of 2206 N. Main St, #333, Wheaton, Illinois 60187, DuPage County ("Claimant"), hereby files its claim for mechanic's lien against Elias Zakharia (hereinafter referred to as "owner") and any person claiming an interest in the real estate described below by through or under the owner. Claimant states as follows:

That on or about July 13, 2017, and at all times thereafter, the owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: 6748 E. Prairie Road, Lincolnwood, Illinois 60712

A/K/A: Lot 3 in Dream Builder's subdivision of Part of the Northwest ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

A/K/A: PIN: 10-35-301-064-0000

That on or about July 13, 2017, the Claimant, as the general contractor, made contracts with the said owner to provide labor and materials for demolition and construction, for and in said improvement and that on or about October 24, 2018 the Claimant completed thereunder all that was required to be done by said contract. The following amounts are due on said contract:

Total Contracts:	\$11,926.40
Payments:	<u>\$21,597.34</u>
Total Balance due	\$33,523.74


Leaving due, unpaid and owing to the claimant after allowing all credits, the sum of Thirty Three Thousand Five Hundred Twenty Three and 74/100 Dollars (\$33,523.74), for which, with statutory interest and accrued interest under the contract, the Claimant claims a lien on said land and improvements. All work and services were performed in a good and workmanlike manner and all materials provided were of the type, quality and quantity required by the 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.

Dated this 11th day of December, 2018.

G.W. Nitzsche Inc. dba SERVPRO of Wheaton/Glen Ellyn

By:


Alissa Nitzsche, as Authorized Agent

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STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, Alissa Nitzsche, being first duly sworn on oath, depose and state that I am the Vice President of G.W. Nitzsche Inc. dba SERVPRO of Wheaton/Glen Ellyn, that I am authorized to execute this Contractor's Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Contractor's Claim for Mechanic's lien and know the contents thereof, and that the statements contained therein are true.

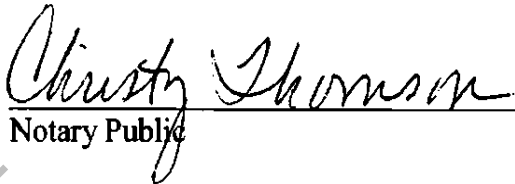


Alissa Nitzsche

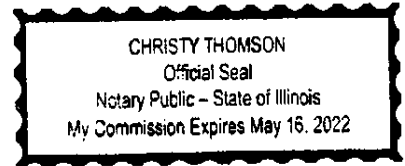
Prepared by and return to:

Michelle L. Carey
Friedman Maguire & Carey, P.C.
150 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606
312-857-4000
mcarey@fmpclaw.com

Subscribed and sworn to before me this 11th day
of December, 2018.



Notary Public



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