

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Doc# 1900846023 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2019 01:25 PM PG: 1 OF 4

IN THE OFFICE OF THE)
RECORDER OF DEEDS)
OF COOK COUNTY)

RICHARD A. SUDANTAS d/b/a)
RICHARD A. SUDANTAS CONSTRUCTION)
a Sole Proprietorship,)

vs.)

MICHAEL J. KOCHANSKI)

NOTICE AND
CLAIM FOR LIEN
IN AMOUNT OF

\$10,394.00

NOTICE AND CLAIM FOR MECHANICS' LIEN

The Lien Claimant, RICHARD A. SUDANTAS d/b/a RICHARD A. SUDANTAS CONSTRUCTION, with an address 13661 South Dublin, Homer Glen, Illinois 60491 hereby files a claim for a Mechanics Lien against MICHAEL J. KOCHANSKI (hereinafter referred to as "Owner"), of 414 Wellington Lane, Bolingbrook, IL 60440, who owns the following described premises:

LOTS THIRTY-NINE (39) AND FORTY (40) IN BLOCK TWENTY (20) IN WEST HAMMOND, A SUBDIVISION OF THE NORTH 1896 FEET OF FRACTIONAL SECTION 17, TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FIFTEEN (15) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number of the Real Estate: 30-17-113-047-0000

Address of the Real Estate: 420 156th Street, Calumet City, IL 60409

on January 4, 2019, and states:

1. That on February 15, 2018, the lien claimant made a written contract with Owner to furnish and install various remodeling services and materials for a

UNOFFICIAL COPY

kitchen, countertops, cabinets, sink and new appliances as well as remodeling of a bathroom with tub, toilet, vanity and top with ceramic tile and bathroom fixtures; as well as new flooring throughout the main floor with laminate flooring; as well as all electrical to be brought up to code; as well as installing six (6) windows on the main level and two (2) in the basement; as well as a build-out in two (2) bedrooms with closets, ceiling fans on the main level and ins all three (3) interior doors and one (1) exterior door; as well as full interior and exterior painting with repair of fascia and downspouts; as well as finish the basement with bedroom and bathroom and new flooring; as well as HVAC brought up to code with a new AC coil and 2 ½ ton condenser and lineset; as well as removal of asbestos from the first floor walls and ceilings.

2. That the lien claimant furnished extra labor and material to the premises for the agreed sum of \$7,100.00 and extra labor for removal of asbestos in the sum of \$2,800.00 and completed this project on December 21, 2018.
3. That on December 21, 2018, the lien claimant completed all work required to be done by the contract as detailed hereinabove to the value of \$47,994.00.
4. That Owner is entitled to receive credits on account of the above in the sum of \$37,600.00.
5. That the balance due and owing to the lien claimant is the sum of \$10,394.00, for which amount the lien claimant hereby claims a Mechanics Lien on the premises, land and improvements.

UNOFFICIAL COPY

Claimant/Contractor

By: Richard A. Sudantas

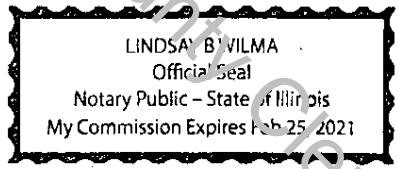
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

That Richard A. Sudantas being first duly sworn, on oath deposes and says the he is the owner of Richard A. Sudantas Construction; that he is authorized to execute this Notice and Claim for Mechanic's Lien on behalf of Lien Claimant, that he has read the foregoing notice and claim for lien, and knows the contents thereof; and that all the statements therein contained are true to the best of his knowledge and belief.

Richard A. Sudantas

Subscribed and sworn to before me this 7th day of January, 2019

Lindsay B. Wilma
Notary Public

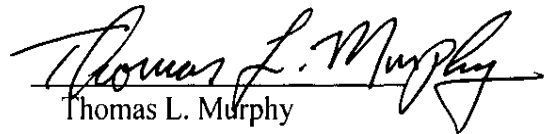


UNOFFICIAL COPY

CERTIFICATION OF SERVICE

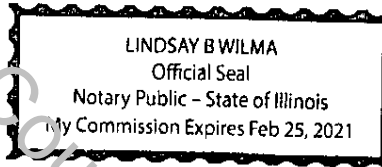
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

The affiant, Thomas L. Murphy, being first duly sworn, on oath deposes and says that on January 7, 2019 he served the within notice by sending a duplicate original thereof to MICHAEL J. KOCHANSKI by certified mail, return receipt requested, and delivery to addressee only.


 Thomas L. Murphy

Subscribed and sworn to before me
 this 7th day of January, 2019.


 Notary Public



This Document Was Prepared By:

Thomas L. Murphy
 Petti Murphy & Associates
 10660 West 143rd Street, Suite A1
 Orland Park, IL 60462
 708-403-5500 phone

After Recording Mail To:

Thomas L. Murphy
 Petti Murphy & Associates
 10660 West 143rd Street, Suite A1
 Orland Park, IL 60462
 708-403-5500 phone