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Doc# 1908506061 Fee \$32.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/26/2019 10:51 AM PG: 1 OF 3

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The claimant, GROSS PAINTING, INC., an Illinois corporation, hereby files notice a claim for lien against, S4 CONSTRUCTION, INC., 2045 Highland Ave., Wilmette, IL 60091, hereinafter "contractor," and DANIEL NYHAN and LISA NYHAN, hereinafter referred to as "Owners," of 1121 Ashland Ave., Wilmette, IL 60091, and FIFTH THIRD BANK, 1850 East Paris Grand Rapids, MI 49546, and any persons claiming to be interested in the real estate described herein, and states:

That on September 1, 2018 and subsequently, DANIEL NYHAN and LISA NYHAN, owned a fee simple title to the Real Estate (including all land and improvements thereon) in the following described land in Cook County, Illinois, to wit:

THE WEST 50 FEET OF LOT 3 IN BLOCK 15 IN GAGE'S ADDITION TO THE VILLAGE OF WILMETTE, IN SECTIONS 27 AND 28 TOWNSHIP 42 NORTH, RANGE 13, EAST OF TH THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1886, IN BOOK 24 OF PLATS, IN COOK COUNTY, ILLINOIS.

commonly known as: 1121 Ashland Ave., Wilmette, IL 60091
PIN: 05-27-307-005-0000

That upon information and belief, S4 CONSTRUCTION, INC., was the Owners' contractor for the improvement thereof.

That on or about September 28, 2018, S4 CONSTRUCTION, INC., made a subcontract with the claimant as agent of Owners, or alternatively with the knowledge and consent of owners, under which the claimant agreed to do painting work on the above-described property which included labor and materials for the sum of \$27,800.00.

That at the special instance and request of said contractor the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$4,640.00.

That the work under the contract was performed with the knowledge and consent of the Owners. Alternatively, the Owners knowingly permitted contractor to enter in the Contract for the improvements of the Real Estate.

That on January 12, 2019, the lien claimant completed all required to be done by said contract and last performed work under said contract.

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That the subcontractor is entitled to credits on account thereof in the sum of \$19,000.00, leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of \$13,440.00 for which, with interest, the claimant claims a lien on said land and improvements and on the moneys or other consideration due or to become due from the Owner under said contract against said contractor and owner and all persons interested.

To the extent permitted by law, all waiver of lien heretofore given by claimant, if any, in order to induce payments 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 and lien.

DATED at Chicago, Illinois, this 8 day of March, 2019.


MARIUSZ GROSS, president of
GROSS PAINTING, INC.

NOTICE TO OWNER

The subcontractor providing this notice has performed work for or delivered material to your home improvement contractor. These services or materials are being used in the improvements to your residence and entitle the subcontractor to file a lien against your residence if the services or materials are not paid for by your home improvement contractor. A lien waiver will be provided to your contractor when the subcontractor is paid, and you are urged to request this waiver from your contractor when paying for your home improvements.

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STATE OF ILLINOIS)
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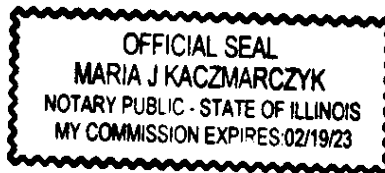
The affiant, MARIUSZ GROSS, a president of GROSS PAINTING, INC., being first duly sworn on oath, deposes and says under penalty of perjury that he is the claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements therein are true and correct.

Mariusz Gross
MARIUSZ GROSS,
a president of
GROSS PAINTING, INC.

Subscribed and sworn to before me this
8 day of March, 2019.

Maria J. Kaczmarczyk
Notary Public

My commission expires 2-19, 2021.



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