

# UNOFFICIAL COPY

## NOTICE OF INTENT TO FILE LIEN SUBCONTRACTOR'S CLAIM FOR LIEN (PRIVATE CONSTRUCTION)

Doc#: 1916255460 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/11/2019 01:50 PM Pg: 1 of 2

The Lien Claimant, STANEK MASONRY LLC of 3850 N. Oketo, Chicago, IL 60634 hereby files a claim for Mechanics' Lien against: SAM FORTINO a/k/a SALVATORE S. FORTINO d/b/a 4T GENERAL CONTRACTING of 120 E. Ogden Ave., Hinsdale, IL 60521 (hereinafter "Contractor"); KEYS PARTNERSHIP LLC of 535 Desmond Drive, Woodstock, IL 60098 (hereinafter "Current Owner"); JULIE ENGELMANN-~~FR~~ L n/k/a JULIE BELL f/k/a JULIE ENGELMANN of 919 W. Wrightwood, Chicago, IL 60614 (hereinafter "Previous Owner"), MENO STONE CO., INC. (also claiming a lien) and any person or entity claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owner, and Unknown Owners and Non-Record Claimants as follows:

1. On or prior to May 2014, and subsequently, Previous Owner owned the following real estate (including all land and improvements thereon) (hereinafter referred to as the "Real Estate") in the County of Cook, State of Illinois, legally described as:

Lot 40 in the North 1/2 of Block 1 of Lill and Diversey's Subdivision of Block 15 in the Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as: 919 W. Wrightwood Avenue, Chicago, IL 60614  
Permanent Index Numbers: 14-29-416-005-0000

2. On information and belief, Contractor entered into a Contract with said Previous Owner (or, in the alternative, a person or entity authorized or knowingly permitted by said Owner to make said Contract) to make improvements to said Real Estate.

3. On information and belief, said Contractor entered into subcontracts in furtherance of its Contract with Previous Owner.

4. On or about April 9, 2018, Lien Claimant submitted a written proposal and entered into an oral contract (hereinafter referred to as the "Subcontract") with Contractor to provide masonry materials and labor and related labor, materials and supplies for the building(s) erected/being erected on said Real Estate for the Subcontract price of \$186,813.61.

5. At the specific request of Contractor and/or Previous Owner (or, in the alternative, a person or entity authorized or knowingly permitted by said Previous Owner to make said Contract), Lien Claimant provided additional masonry services and related labor, materials and supplies to the value of \$1,897.00 (hereinafter "Extras").

6. On February 14, 2019, Lien Claimant substantially completed work required to be done by said Subcontract and Extras including labor, materials and supplies to the value of \$176,897.00.

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7. Pursuant to Quit Claim Deed recorded with the Cook County Recorder of Deeds Office as Document Number 1905334083 on February 22, 2019, Previous Owner conveyed the Real Estate to Current Owner KEYS PARTNERSHIP LLC in a tax exempt transfer.

8. Owner/Tenant/Contractor is entitled to credits on account thereof as follows, to wit:

Original Subcontract Amount	\$186,813.61
Extras (Change Orders)	\$1,897.00
Credits	\$0.00
Work Not Performed	\$(11,813.61)
Payments	\$(147,500.00)
<b>Balance Due</b>	<b>\$29,397.00</b>

leaving due unpaid and owing to the lien claimant, after allowing all credits, the balance of Twenty-Nine Thousand Three Hundred Ninety-Seven Dollars and No Cents (\$29,397.00) for which, with statutory interest at the rate of 10% per annum, Lien Claimant claims a Mechanics' Lien on said Real Estate, and, also, as against the creditors and assignees, and personal and legal representatives of the Contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the Current Owner or Previous Owner under the Contract.

9. To the extent permitted by law, all prior waivers of lien given by Lien Claimant to induce payment not received are hereby revoked. Acceptance by Lien Claimant of any partial payment shall not invalidate this claim.

STANEK MASONRY LLC

By: Ted Stanek, its Manager

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

### VERIFICATION

The Affiant, Ted Stanek, being first duly sworn, on oath deposes and says that he is the authorized agent for STANEK MASONRY LLC, the Lien Claimant; that he has read the foregoing Notice of Intent and Claim for Lien and knows the contents thereof; and that all statements therein contained are true and accurate.

Ted Stanek, Manager, Stanek Masonry LLC

Subscribed and sworn to before me on April 5<sup>th</sup>, 2019.

Joanna Ziajor  
Notary Public

This instrument prepared by and after recording MAIL TO:  
Cynthia Manestar  
Manestar Law, P.C.  
7220 W. 194<sup>th</sup> Street, Ste. 106  
Tinley Park, IL 60487

