## **UNOFFICIAL COPY**

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#. 1926122040 Fee: \$55.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/18/2019 09:34 AM Pg: 1 of 2

STATE OF ILLINOIS COUNTY OF COOK

Dunaway Brothers Incorporated, d/b/a DBI Painting, Claimant

**VS** 

Lawndale Christian Mealth Center;

Madison Construction Company;
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 \$25,317.50

THE CLAIMANT, Dunaway Brothers Incorporated, d/b/a DBI Painting, 189 Poplar Place, Unit 1, North Aurora, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Madison Construction Company, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 15657 South 70th Court, Orland Park, Illinois, and against Lavindale Christian Health Center and all other(s) owning or claiming an interest in the hereinafter-described real p or erty and states:

THAT, at all relevant times, Lawndale Christian Health Center and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

Lots 30 through 40 in the Subdivision of Lots 2, 3 and 5 in Partition of the west 60 acres north of South Western Plank Road of the southwest quarter of Section 23, Township 39 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Number: 16-23-319-051-0000 16-23-319-050-0000 16-23-319-049-0000 16-23-319-048-0000

16-23-319-047-0000

Property Address: 3860 West Ogden Avenue, Chicago, Illinois 60623

THAT, on October 10, 2017, Claimant entered into a subcontract with the said Madison Construction Company to perform painting and installation of insulation and drywall for the afore-described real property of a value of and for the sum of \$220,000.00.

THAT, at the subsequent request of the said Madison Construction Company, and further pursuant to the said subcontract, Claimant performed additional painting and installation of drywall for the afore-described real property of a value of and for the sum of \$18,925.00.

THAT, on March 4, 2019, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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THAT Claimant has received \$213,607.50 pursuant to the said subcontract.

OrCo

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

THAT neither Madison Construction Company 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 \$25,317.50, 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 said owner(s), or its (their) agent(s), under the original contract.

STATE OF ILLINOIS )

COUNTY OF KANE \( \)

THE AFFIAN . David Dunaway, being first duly sworn, on oath

avid Dunaway Agent of

deposes and says that he is an agent of Claimant, that he had read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

David Dunawayl Acent of @laimant

Subscribed and sworn to before me this 10th day of Subscriber, 2019

OFFICIAL SEAL
KRISTEN OTT
Notary Public, State of Illinois
My Commission Expires 02-22-2021

Mail To:

David Dunaway DBI Painting 189 Poplar Place, Unit 1 North Aurora, Illinois 60542 Prepared By:

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