



1929547055

Doc# 1929547055 Fee \$50.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/22/2019 03:45 PM PG: 1 OF 3

STATE OF ILLINOIS

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COUNTY OF COOK

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MECHANIC'S LIEN

BE IT KNOWN, that the undersigned lien claimant, Right Choice Realty, Inc. located at 18227 S. Harwood, in Homewood located in the County of Cook in the State of Illinois with the zip code of 60430, hereby files a claim for a Mechanic's Lien against Jewel Lockhart located at 32 E Grandview Dr, in South Holland located in the County of Cook in the State of Illinois in the zip code 60473, and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on 05/23/2019, the aforementioned Owner, did own the following described real estate property located in the County of Cook, in the State of Illinois to wit:

The property being located at 32 E Grandview Dr, in the City of South Holland, Illinois 60473, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 029-15-109008-0000 and the legal property description as follows:

LOT 8 IN MORNINGSIDE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 10 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 2004 AS DOCUMENT 0401645092, IN COOK COUNTY, ILLINOIS.

On 05/23/2019, the Lien Claimant entered into a written contract with the aforementioned Owner to prepare property for sale, per Purchaser's VA financing requirements on said Premises for the original total sum of \$10,053.92, which became due and payable upon completion of the build and/or project services.

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Upon the request of the Owner of the premises, the Lien Claimant purchased and provided additional materials and labor for requested changes and/or upgrades at the total cost of \$0.00.

The Lien Claimant satisfactorily completed and fulfilled its obligation to prepare property for sale, per Purchaser's VA financing requirements on the aforementioned Premises on 07/31/2019, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$0.00, thus leaving a balance due of \$10,053.92, which includes the cost of any additional work, if any, completed upon the request of the Owner.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to prepare property for sale, per Purchaser's VA financing requirements at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 5 months have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$10,053.92 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Illinois Statutes.

Right Choice Realty, Inc.
18227 S. Harwood
Homewood, Illinois 60430

(Signature)

Janine Houser
Owner

(Date)

10/02/2019

UNOFFICIAL COPY

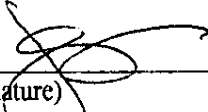
NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The Affiant, Right Choice Realty, Inc., being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on _____.

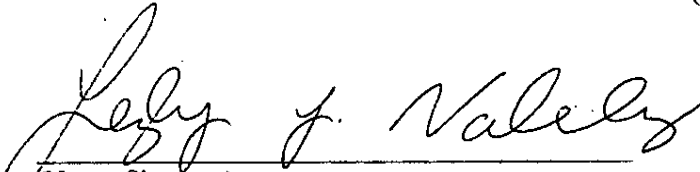
Right Choice Realty, Inc.
18227 S. Harwood
Homewood Illinois 60430



(Signature)
Janine Houser
Owner

10/22/2019

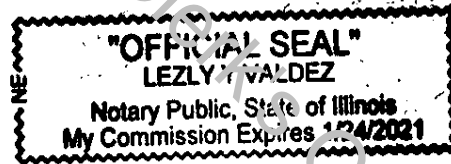
(Date)



(Notary Signature)

LEZLY Y. VALDEZ

(Notary Printed Name)



My commission expires on: 01-24-2021