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Doc# 1930949255 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2019 12:09 PM PG: 1 OF 3

MECHANIC'S LIEN:
LIEN AND NOTICE OF LIEN

STATE OF ILLINOIS)
)
COUNTY OF COOK)

PHOENIX EXTERIORS, INC

Claimant

-VS-

Brenda O'Neal (Owner) at 1134 S. Lombard Avenue, Oak Park, Illinois 60304; LaShonda Hurt (Interested Party/Occupant) at 1134 S. Lombard Avenue, Oak Park, Illinois 60304; Terry Van Der aa (Mortgage Holder) 1211 Hawthorne Lane, Hinsdale, Illinois 60521; World Savings Bank, FSB (Lender) at 1901 Harrison St, Oakland, California 94612; Wells Fargo Bank (Assignee Lender) at 333 S, IL-83, Elmhurst, IL 60126;

Defendants.

The Claimant, PHOENIX EXTERIORS, INC (Claimant), of 1325 Remington Road Suite M-1, Schaumburg, State of Illinois 60173, hereby serves a notice for lien against Brenda O'Neal (Owner) at 1134 S. Lombard Avenue, Oak Park, Illinois 60304; LaShonda Hurt (Interested Party) at 1134 S. Lombard Avenue, Oak Park, Illinois 60304; Terry Van Der aa (Mortgage Holder) 1211 Hawthorne Lane, Hinsdale, Illinois 60521; World Savings Bank, FSB (Lender) at 1901 Harrison St, Oakland, California 94612; Wells Fargo Bank (Possible Assignee Lender) at 333 S, IL-83, Elmhurst, IL 60126; and any other persons claiming to be interested in the premises herein, and states:

That the Defendants own the following described Land in the City of Oak Park, County of Cook, State of Illinois, to wit:

LOT 31 IN BLOCK 12 IN AUSTIN PARK, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Real Property or its Address Commonly Known as: 1134 S. Lombard Avenue, Oak Park, Illinois 60304

Tax Identification No: 16-17-320-016

That on or about April 17, 2019, the Claimant entered into a written contract with Lashonda Hurt for the improvement and replacement of the roof on the property at 1134 S. Lombard Avenue, Oak Park, Illinois 60304. Brenda O'Neal (Owner) subsequently filed a claim with her insurance carrier and revised the scope of the work to be performed by Claimant. Lashonda Hurt ordered the materials and services from the Claimant and following amounts remain due and owing:

Total Balance Due: \$5276.52

Leaving due, unpaid and owing to the Claimant the sum of FIVE THOUSAND TWO HUNDRED SEVENTY-SIX DOLLARS AND 52/100, plus interest, attorney fees, cost of collection, court cost, and other legal expenses, for which, the Claimant claims a lien on said land and materials. On July 27, 2019, the Claimant completed thereunder all that was required to be done by said contract. That upon the recording of this Notice of Lien, there shall exist a perfected lien on the Building and Land herein described for such delinquent invoices, interest, attorney fees, cost of collection, court cost, and other legal expenses, in favor of the Claimant which may be enforced by suit, judgment or foreclosure.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment 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.

PHOENIX EXTERIORS, INC

BY:



Nicolas R. Nelson, attorney

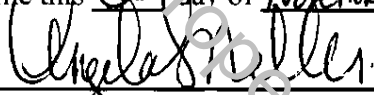
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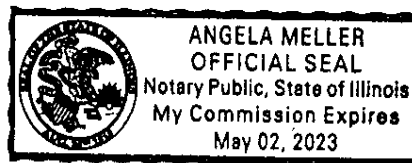
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

The affiant Nicolas R. Nelson, being duly sworn on oath, deposes and says that he is the attorney of the PHOENIX EXTERIORS, INC the Claimant; that he has read the foregoing Notice of Lien and knows the contents thereof; and that all statements therein contained are true.



SUBSCRIBED and SWORN to before
 me this 5th day of November, 2019.


 Notary Public



This instrument was prepared by and
 after filing return to:

NICOLAS NELSON
 27 W. Park Blvd.
 Villa Park, Illinois 60181
 (630) 991-1486

Property of Cook County Clerk's Office