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Doc# 2002206076 Fee \$45.00

NAME: Bradley D. Birgé
COMPANY: Bradley Daniel Birgé, P.C.
ADDRESS: 79 West Monroe Street
Chicago, Illinois 60603

RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 01/22/2020 02:57 PM PG: 1 OF 4

CONTRACTOR'S MECHANICS LIEN NOTICE AND CLAIM

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

The undersigned claimant, **Atlas Restoration, LLC.**, by Bradley D. Birgé, attorney, of the Village of Franklin Park, County of Cook, State of Illinois (the "Claimant"), hereby claims a Contractor's mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois, 770 ILCS 60/1, *et seq.* against **Nelly McDaniel** ("Owner") any Unknown Owners and Non-Record Claimants, regarding the property commonly known as 8531 North Christiana Avenue, Skokie, County of Cook, State of Illinois, and states as follows:

1. The Owners now hold title either in fee simple or in the form of a leasehold or other financial facility, mortgage, covenant, common access easement or otherwise to the Property described as follows:

8531 North Christiana Avenue, Skokie, Illinois 60076;

Permanent Real Estate Index Number (P.I.N.): 10-23-218-054-0000

Legal Description:

LOT 9 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 10 IN BLOCK 7 IN NORTH SIDE REALTY COMPANY'S DEMPSTER GOLF SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

2. On or about July 31, 2019, **Nelly McDaniel**, individually or via her duly authorized servant or agent, her daughter, **Nelly "Suzy" McDaniel**, executed a written contract dated July 31, 2019, in which Claimant was retained by Owner, to perform work on the Property, including, but not limited to, the installation of eleven (11) AP-2-UF-3500.165 Atlas Piers to the required resistance per diagrams, to a depth of forty (40) feet, additional \$35.00 per foot if the accumulated

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depth exceeded 440 feet (the "Allowance"), in consideration the payment of \$24,000.00, (the "Contracted Work") at the Property located at 8531 North Christiana Avenue, Skokie, Illinois in consideration of the promise of **Nelly McDaniel**, individually or via her duly authorized servant or agent, her daughter, **Nelly "Suzy" McDaniel** to pay the sum of \$24,000.00, during the Contracted Work, additional 232 feet of depth was required to be bored beyond the Allowance, in order to install the AP-2-UF-3500.165 Atlas Piers, for an additional \$8,120.00, plus an additional fee for a Village of Skokie Permit Fee for \$125.00, respectively, none of the a additional work or fee was due to fault of Claimant, nor to be performed gratuitously, but in consideration of the agreement of **Nelly McDaniel**, individually or via her duly authorized servant or agent, her daughter, **Nelly "Suzy" McDaniel** to pay the additional charges, which, after giving credit for a payment of \$6,400.00 deposit, courtesy discounts of \$2,030.00 and \$1,090.00 and final payment of \$17,725.00, leaves a balance due and owing of **\$5,000.00**.

3. On October 15, 2019, Claimant performed one hundred percent (100%) of all Contracted Work and provided all the materials under the terms of and in accordance with the specifications of the written contract in that the Claimant performed those services on the Property which were necessary to complete the drywall demolition and inspection and assessment to improve the Property.

4. All of the labor and materials furnished and delivered by Claimant was to improve the Property, and the last of such services was furnished, delivered and performed, as contemplated under the Contract, along with any extra work, on October 15, 2019.

5. There is now justly due and owing the Claimant after allowing to the Owners all credits, deductions, payments and offsets, the amount of **\$5,000.00** plus interest at the rate specified in the Illinois Mechanics Lien Act since October 15, 2019.

6. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owners and all persons interested therein for the outstanding amount currently due of **\$5,000.00**, after deductions of all payments and credits, plus interest at the rate specified in the Illinois Mechanics Lien Act as well as court costs and attorneys' fees.

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PROOF OF SERVICE BY MAIL

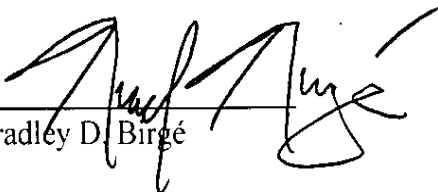
I, Bradley Daniel Birgé, certify that I served this Claim for Mechanics Lien by mailing a copy by certified mail, return receipt requested and restricted delivery to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at the U.S. Postal Service at or about 211 South Clark Street, Chicago, Illinois 60604 by 5:00 p.m. on January 23, 2020 with proper postage prepaid.

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 I, **Bradley D. Birgé**, an attorney, certifies that the statements set forth in this Proof of Service are true and correct.

Date: January 23, 2020

Signed: _____

Bradley D. Birgé



SERVICE LIST

Nelly McDaniel
8531 North Christiana Avenue
Skokie, Illinois 60076-2405

Nelly "Suzy" McDaniel
7517 Frontage Road
Skokie, Illinois 60076-3224

Property of Cook County Clerk's Office