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ORIGINAL CONTRACTOR'S
CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS
COUNTY OF COOK

TBC 1 LLC,
Claimant

VS

Peter Panos,
Michelle Diakatos, a/k/a Michelle Panos,
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

CLAIM FOR LIEN IN THE AMOUNT OF **\$64,245.00**

THE CLAIMANT, TBC 1 LLC, 1824 Riverside Avenue, St. Charles, Illinois, hereby files a claim for mechanics lien, as hereinafter more particularly stated, against the above-listed defendants and states:

THAT, at all relevant times, Peter Panos and Michelle Diakatos, a/k/a Michelle Panos, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, were the owners of the following-described real property, to-wit:

Lot 6 in Block 6 in Meister-Neiberg Resubdivision of part of United Realty Company's Glenayre Garden in the south half of Section 31, Township 42 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 05-31-404-033-0000

Property Address: 33 Beverly Lane, Glenview, Illinois 60025

THAT, on April 1, 2019, Claimant entered into a contract with Peter Panos and Michelle Diakatos, a/k/a Michelle Panos, owners of the afore-described real property and ones authorized or knowingly permitted by the owners of the afore-described real property to enter into such a contract, to perform general-contracting services and carpentry for the afore-described real property of a value of and for the sum of **\$62,600.00**.

THAT, at the subsequent request of the said Peter Panos and Michelle Diakatos, a/k/a Michelle Panos, or either of them, and further pursuant to the said contract, Claimant performed or agreed to perform additional general-contracting services and carpentry for the afore-described real property of a value of and for the sum of **\$38,660.00**.

THAT, on October 31, 2019, the said Peter Panos and Michelle Diakatos, a/k/a Michelle Panos, or either of them, ordered Claimant to cease performance pursuant to the said contract, that Claimant did so cease, and that the last date on which Claimant furnished substantial labor, equipment, fixtures or material for the afore-described real property pursuant to the said contract was October 29, 2019.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE



Doc# 2005815156 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2020 02:02 PM PG: 1 OF 2

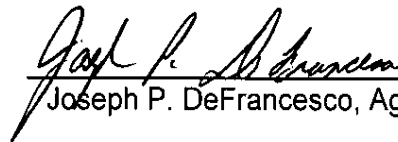
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ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THAT Claimant has received **\$18,000.00** pursuant to the said contract and has issued credit in the amount of **\$10,000.00** against the contract price, said credit relating to payment(s) made by the said owners to Claimant's subcontractors.

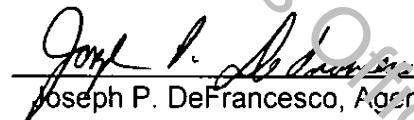
THAT the value of labor, equipment, fixtures or material required of Claimant pursuant to the said contract but not provided due to having ceased performance as aforesaid is **\$9,015.00**, for which sum Claimant, solely for purposes of calculating a balance due and claim sum as of the date of execution of, and with respect to, the instant instrument, and reserving and not waiving the right to claim a higher sum in a separate action or with respect to a separate remedy, issues a further credit against the contract price.

THAT neither the owners nor any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant, for mechanics lien purposes, the balance of **\$64,245.00**, 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.

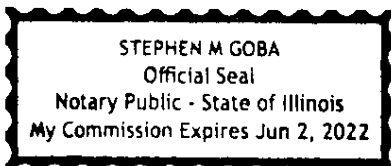

Joseph P. DeFrancesco, Agent of Claimant

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THE AFFIANT, Joseph P. DeFrancesco, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Original Contractor's Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.


Joseph P. DeFrancesco, Agent of Claimant

Subscribed and sworn to before me this 27th day of February, 2020.




Notary Public

Mail To:
Joseph P. DeFrancesco
TBC 1 LLC
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St. Charles, Illinois 60174

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