

# UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED  
BY AND AFTER RECORDING  
SHOULD BE MAILED TO:

Dennis E. Both  
18 W. 111 73<sup>rd</sup> Place  
Darien, IL 60561



Doc# 2006416017 Fee \$45.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/04/2020 12:55 PM PG: 1 OF 3

## ORIGINAL CONTRACTOR'S NOTICE & CLAIM FOR MECHANICS LIEN

Priced Rite Windows & Doors, LLC, an Illinois limited liability company, with an address of 4424 N. Milwaukee Avenue, Chicago, Illinois ("Claimant"), hereby files and claims for mechanics lien against the Property (as hereinafter defined) more fully described below and against the interest of the following persons, trusts, entities in the real estate: Twyman Enterprises, LLC, Joie Property, Inc., Irene Catoera, Ronald Menor, all lenders claiming an interest in the Property, and any person or entity claiming an interest in any portion of the Property.

On or before January 28, 2019, and subsequently Joie Property, Inc. was the owner in fee of the following described land in Cook County, Illinois (the "Property"):

### **See attached Exhibit A**

Claimant entered into a written contract with Joie Property, Inc. and Ronald Menor, on or about January 28, 2019 to provide remodeling services to Joie Property, Inc and Ronald Menor, which services included, but were not limited to, supply materials and labor to remodeling plumbing and electrical services and provide drywall for the Property, as more specifically set forth in that certain (the "Contract") between Claimant and Joie Property, Inc., and Ronald Menor.

On December 3, 2019, Claimant last performed work pursuant to the Contract with respect to the Property. That during the course of Claimant's performance of the Contract, Claimant, at the special instance and request of Joie Property, Inc., and Ronald Menor, and/or their agents or representatives, furnished labor, materials, equipment and/or services in, and on or about the Property.

After allowing all credits, there remains due, unpaid and owing to Claimant a principal and interest balance under the Contract of at least Twenty-two Thousand one hundred and 00/100 Dollars (\$22,100.00). Of that amount, Claimant asserts a lien on all the Property, including the improvements thereon, in the amount of Twenty-two thousand one hundred and 00/100 Dollars (\$22,100), plus interest at the statutory rate, costs and fees.

Claimant states that no allocation or apportionment of this Claim is required by law.

Claimant hereby revokes any waiver of lien given in advance of payment for which payment was not made.

S Y  
R 3  
S —  
M —  
SC Y  
E —  
INT III

# UNOFFICIAL COPY

Dated this 2nd day of March, 2020.

Priced Rite Windows & Doors, LLC., an  
Illinois limited liability company

By: *Ronald Spielman*  
Its: Manager

STATE OF ILLINOIS     )  
                                  ) ss.  
COUNTY OF COOK     )

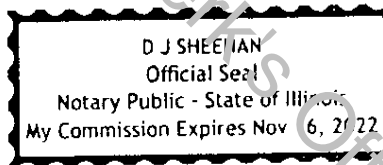
The affiant, Ronald Spielman, being duly sworn on oath, deposes and says that he is the manager of Priced Rite Windows & Doors, LLC, an Illinois limited liability company, that he has read the foregoing Original Contractor's Notice and Claim for Mechanics Lien and knows the contents thereof; that he executed same; and that all the statements therein contained are true.

Dated: March 2, 2020

*D J SHEEHAN*

Subscribed and sworn before me this  
2nd day of March, 2020

*[Signature]*  
Notary Public



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 20 IN BOCK 37 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD), IN COOK COUNTY ILLINOIS.

PROPERTY INDEX NUMBER. 13-13-107-018-0000

COMMON ADDRESS. 3101 W. LELAND AVENUE, CHICAGO, IL 60625

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**