

# UNOFFICIAL COPY

Doc#. 2010003106 Fee: \$55.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/09/2020 10:52 AM Pg: 1 of 3

## MECHANIC'S LIEN: LIEN AND NOTICE OF LIEN

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

PHOENIX EXTERIORS, INC  
  Claimant

-VS-

RAUL FIERRO (Owner) 1812 N. 18<sup>th</sup> Ave, Melrose Park, Illinois 60160; RICARDO FIERRO FIERRO (Owner) 1813 N. 18<sup>th</sup> Ave, Melrose Park, Illinois 60160; TOWD POINT MASTER FUNDING TRUST 2018-pm21, LOCATED AT C/O FIRST KEY MORTGAGE, LLC, 900 THIRD AVENUE, 5<sup>TH</sup> FLOOR, NEW YORK, NY 10022.  
  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 RAUL FIERRO (Owner) 1813 N. 18<sup>th</sup> Ave, Melrose Park, Illinois 60160; RICARDO FIERRO FIERRO (Owner) 1813 N. 18<sup>th</sup> Ave, Melrose Park, Illinois 60160; TOWD POINT MASTER FUNDING TRUST 2018-pm21, LOCATED AT C/O FIRST KEY MORTGAGE, LLC, 900 THIRD AVENUE, 5<sup>TH</sup> FLOOR, NEW YORK, NY 10022, 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 Melrose Park, County of Cook, State of Illinois, to wit:

THE NORTH 40.0 FEET OF THE SOUTH 54.0 FEET OF LOT 94 IN NORTH AVENUE ADDITION TO MELROSE PARK, A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-03-107-031

STREET ADDRESS: 1813 NO. 18<sup>TH</sup> AVENUE, MELROSE PARK, IL 60160

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That on or about May 22, 2019, the Claimant entered into a written contract with Ricardo Fierro (Owner) for the improvement and replacement of the roof of the house and garage on the property at 1813 NO. 18<sup>TH</sup> AVENUE, MELROSE PARK, IL 60160. Ricardo Fierro (Owner) ordered the materials and services from the Claimant and following amounts remain due and owing:

Total Balance Due: \$5719.52

Leaving due, unpaid and owing to the Claimant the sum of FIVE THOUSAND SEVEN HUNDRED NINETEEN 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 January 9, 2020, 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:  \_\_\_\_\_

Cook County Clerk's Office

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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     SS

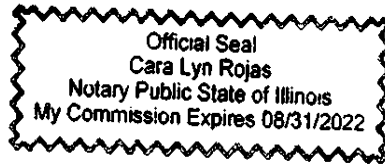
The affiant Eric Stanis, being duly sworn on oath, deposes and says that he is the attorney of the PHOENIX EXTERIORS, INC the Claimant; that he has read the foregoing Notice of Lien and knows the contents thereof; and that all statements therein contained are true.



Eric Stanis

SUBSCRIBED and SWORN to before me this 30<sup>th</sup> day of March, 2020.

Cara Lyn Rojas  
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