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Doc#: 2029955397 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/27/2020 03:25 PM Pg: 1 of 4

NOTICE AND CLAIM FOR CONTRACTOR'S MECHANIC'S LIEN PURSUANT TO 770 ILCS 60/1 et seq.

To: Ms. Linda Williams
48 Wedgewood Rd.
Matteson, IL 60443

Ms. Linda Williams
c/o Allen Ray
Ray, Fleischer & Fox
77 W. Washington Street, Suite 1219
Chicago, IL 60602
a-ray@sbcglobal.net

FIDELITY NATIONAL TITLE
OC20038417A

1. The Claimant, Skyline Restoration Inc., d/b/a Skyline DKI, 13821 Harrison St., Blue Island, IL 60406 hereby files its Notice and Claim for Lien, pursuant to the Illinois Mechanic's Lien Act, 770 ILCS 60/1 et seq., against **MS. LINDA WILLIAMS, 48 WEDGWOOD RD., MATTESON, IL 60443**, and the Property and Improvements commonly referred to as **48 WEDGWOOD RD., MATTESON, IL 60443 (the "Property")**, and legally described as:

See, Exhibit A, Attached hereto.

Permanent Real Estate Index Number(s): 31-17-102-006-0000.

2. On or about March 31, 2019, Linda Williams was the owner of the Property.

3. On or about March 31, 2019, Linda Williams executed a contract ("Contract") with Claimant for the design and construction of improvements to be performed with respect to for the building being or to be erected on the Property for the sum of \$298,395.46, including without limitation additional costs for architectural fees, permits, code upgrades, and other amounts approved by Linda William's homeowner's insurance company during the course of the construction of the improvements.

4. Claimant commenced work on the project on or about December 4, 2019, and continued to supply labor and materials for and to the project until June 25, 2020.

5. From time to time during the performance of the work by Claimant on the project, Linda Williams and/or her authorized agents on her behalf agreed to pay for and demanded Claimant to perform certain extra and additional services, labor and material for the construction of the improvements to be performed with respect to for the building being erected on the Property for the additional sum of \$44,699.77, increasing the total sum of the Contract to \$343,095.23.

6. To date, Claimant has performed work and provided services, labor an material

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for the construction of the improvements to be performed with respect to for the building being erected on the Property having a value of and improving the value of the Property in the amount of \$257,627.46.

7. Claimant last performed work in conjunction with the construction of the improvements to be performed for the building being erected on the Property on or about June 29, 2020.

8. Since the last date of work, Linda Williams has failed and refused to pay amounts due and owing to Claimant despite notice of breach of the Contract and opportunity to cure said breach, and Linda Williams continues to fail and refuse to pay amounts due and owing to Claimant and has breached the Contract causing the Contract to be terminated in accordance with the terms thereof.

9. Claimant has performed all that is required to be done by Claimant pursuant to the Contract, including all extra and additional materials and labor furnished on said premises at the special insistence and request of Linda Williams.

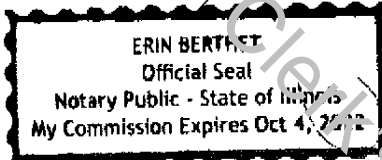
10. That after applying all credits in the amount of \$203,890.16 to which Linda Williams is entitled, there remains due, unpaid and owing to the Claimant, the balance of \$53,737.30 for which, with interest, the Claimant claims a mechanic's lien on said land and improvements all pursuant to the Illinois Mechanic's Lien Act, 770 ILCS 60/1 et seq.

Dated: September 9th, 2020

Skyline Restoration, Inc. d/b/a Skyline DKI

By [Signature]
It's President, and duly authorized agent

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)



[Signature]
Erin Bertinet

The affiant, Douglas Burton, being first duly sworn, on oath deposes and says that he is the President and duly authorized agent for Skyline Restoration, Inc. d/b/a Skyline DKI, the claimant: that he has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true.

Skyline Restoration, Inc. d/b/a Skyline DKI

[Signature]
Douglas Burton, President

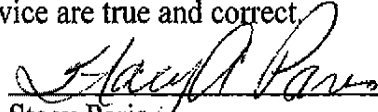
Subscribed and Sworn to before me
this 9th day of September 2020.

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Notary Public

CERTIFICATE OF SERVICE

I, the undersigned, a non-attorney certify that I served the above and foregoing Notice and Claim for Lien by mailing copies, certified mail, return receipt requested, restricted delivery, to the above listed parties and depositing the same in the U.S. Mail at Crystal Lake, Illinois, by 5:00 p.m. on the 16th day of September 2020, with proper postage prepaid. Under penalties as provided by law pursuant to, § 1-109 of the Illinois Code of Civil Procedure, I certify that the statements set forth in this Certificate of Service are true and correct.



Stacy Paris

Prepared by, and
Mail to after Recording
Bruning & Associates
333 Commerce Drive, Ste 900
Crystal Lake, IL 60014



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Lot 685 in Woodgate Green Unit No. 5, being a Subdivision of part of the East half of the Northwest Quarter of Section 17, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded December 31, 1974 as Document No. 22951732 in Cook County, Illinois.

Address: 48 Wedgewood Road, Matteson, Illinois 60443

Property ID# 31-17-102-006-0000

Property of Cook County Clerk's Office

EXHIBIT A