Doc# 2100806014 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/08/2021 09:20 AM PG: 1 OF 4

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

VIA CERTIFIED MAIL R/R TO:

> Lucious Hill and Estate of Lucious Hill c/o: Ms. Doris Edwards, Heir 4541 S. LeClaire Avenue Chicago, IL 60638

VIA CERTIFIED MAIL R/R

CitiMortgage, Inc. c/o: MERS 1000 Technology Drive O'Fallon, MO 63368

County Clark THE CLAIMANT, BEYOND CUSTOM CO. d/b/a STANLEY FXTERIORS, an Illinois corporation ("Contractor"), hereby files a notice and claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: LUCIOUS HILL, ("Owner") and/or THE ESTATE OF LUCIOUS HILL, DECEASED (the "Estate"), and MERS AS NOMINEE FOR CITIMORTGAGE, INC. ("Lender/Mortgagee") and any other person or entity claiming an interest in the real estate, more fully described below, through, or under the Owner, stating as follows:

At all times relevant hereto and continuing to present, Owner and/or the Estate 1.

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owned the following described land in the County of Cook, State of Illinois, to wit:

P.I.N.:

19-04-418-013-0000

which real estate is commonly known as 4541 S. LeClaire Avenue, Chicago, IL 60638 and

legally described as follows: See Exhibit "A" attached hereto for the Legal Description (the

"Premises").

2. On information and belief, said Owner contracted with Contractor for certain

improvements to said Premises, including but not limited to the construction of a garage.

3. The Claimant substantially completed its work under its contract with the Owner

on June 5, 2020 which entailed the delivery of materials and completion of labor for the

construction of the garage pursuant to the parties' contractual agreement.

4. There is due, unpaid and cying to the Claimant, after allowing all credits, the

principal sum of Seventeen Thousand Three Hundred and 00/100 Dollars (\$17,300.00) which

principal amount bears interest at the statutory rate of an percent (10%) per annum. Claimant

claims a lien on the real estate and against the interest or the Owner and the Estate, and other

parties named above, in the real estate (including all land and improvements thereon) and on the

monies or other consideration due or to become due from Owner under said contract with the

Contractor, in the amount of Seventeen Thousand Three Hundred and 50/100 Dollars

(\$17,300.00) plus interest at ten percent (10%) per annum

BEYOND CUSTOM CO. d/b/a STANLEY EXTERIORS, Claimant

By:

Mark C. Johnson, Attorney for Claimant

This Notice was prepared by and after recording returned to:

Fabiano Law Office

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c/o: Attorney Mark C. Johnson ARDC No. 6211240 321 W. State Street, Suite 301 Rockford, IL 61101 (815) 965-678

. VERIFICATION

STATE OF ILLINOIS)		
)	SS.
COUNTY OF COOK)	

The undersigned MIKE ROBINS being first duly sworn on oath, deposes and says that he is the President of **BEYOND CUSTOM CO.** d/b/a **STANLEY EXTERIORS** the Claimant, and that he has read the above and foregoing subcontractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

SUBSCRIBED AND SWORN to before me this _________, 2020

Notary Public

MEHULKUMAR H PATEL Official Seal Notary Public - State of Illinois My Commission Expires Apr 17, 2024

As to the Owner only, this notice and suit must be filed within two (2) years after completion of the contract, or extra work or material.

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 24 IN BLOCK 15 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY:

Commonly Know: As:

4541 S. LECLAIRE AVE., CHICAGO, IL, 60638

PIN: 19-04-418-013-0600