

# UNOFFICIAL COPY

Mail To:

(Edward N. Tiesenga, Esq.)

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Doc#. 2204112162 Fee: \$55.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/10/2022 07:56 AM Pg: 1 of 4

## RECORDING COVER PAGE

Permanent Parcel Number:

25-01-217-056-0000

Property Address:

8912 S. Clyde Avenue

Chicago IL 60617

Prepared By: Edward N. Tiesenga, 1200 Harger Road, Ste. 830, Oak Brook IL 60523

Name

Address

City, State & Zip Code

\*Please note – This cover page has been attached to the document for recording purpose.  
It is a permanent part of the document and has been included in the page count.

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STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

**ORIGINAL CONTRACTOR'S  
CLAIM FOR LIEN  
(ILLINOIS)**

The claimant, **WMF RESTORATION, INC.**, a Florida corporation of Elmhurst, County of DuPage, State of Illinois (the "Claimant"), hereby files a claim for lien against **VALENCIA KOKER, A MARRIED WOMAN** (hereinafter "Owner"), **USAA FEDERAL SAVINGS BANK** (the "Lender"), and **ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS**, and states:

That on October 30, 2021, the Owner owned the following described land (the "Property") in Cook County, Illinois, to wit:

**LOT 5 (EXCEPT THE NORTH 14 FEET THEREOF) AND ALL OF LOT 6 IN BLOCK 3 IN SIMON J. MORAND'S RESUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number(s): 25-01-217-056-0000

Commonly known as: 8912 S. Clyde Avenue, Chicago IL 60617

That on October 31, 2021, the Claimant made a written contract with Owner to provide material, labor and equipment to mitigate water damage on the Property for the sum of \$8,073.49, and on or about November 22, 2021 completed all work required to be done by the contract, for a net due of \$8,073.49 for work substantially completed, representing emergency improvements to preserve and restore the integrity of the structure thereon by removing floodwater, drying and dehumidifying the Property and restoring the Property to mitigate water damage. That the Owner is entitled to credits on account thereof as follows, to wit: \$1,000.00 deposit, plus \$551.50 discount, leaving due, unpaid and owing to the Claimant, after allowing all credits, the balance of SIX THOUSAND FIVE HUNDRED TWENTY ONE AND 99/100 DOLLARS (\$6,521.99), plus a 1% monthly late fee per the contract, plus attorney fees, for which the Claimant claims a lien on the above-identified Property, land and improvements.

WMF RESTORATION, INC.

By: 

**THIS DOCUMENT  
PREPARED BY/MAIL TO:**

Tiesenga & DeBoer LLP, 1200 Harger Road, Suite 830  
Oak Brook, IL 60523

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DUPAGE )

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The affiant, Jennifer Nevarez, being first duly sworn, on oath deposes and says that they are office manager of WMF RESTORATION, INC., the lien claimant; that (s)he has read the foregoing claim for lien and knows the contents thereof; and that all of the statements therein contained are true.

WMF RESTORATION, INC.

By: Jennifer Nevarez

STATE OF ILLINOIS )  
 ) SS

COUNTY OF DUPAGE )  
 SUBSCRIBED AND SWORN TO  
 before me this an day  
 of February, 2022



Maritza D Garcia  
 Notary Public

## AFFIDAVIT OF SERVICE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DUPAGE )

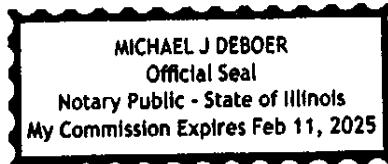
TO: Valencia Koker  
 8912 S. Clyde Ave.  
 Chicago, IL 60617

USAA Federal Savings Bank  
 10750 McDermott Freeway  
 San Antonio, TX 78288

EDWARD N. TIESEN, being first duly sworn and upon oath states that (s)he served a true and correct copy of the above original contractor's claim for lien, upon the above-named at the above address by delivering a true and correct copy thereof by certified mail, return receipt requested, on the 9th day of February, 2022.

STATE OF ILLINOIS )  
 ) SS

COUNTY OF DUPAGE )  
 SUBSCRIBED AND SWORN TO  
 before me this 9th day  
 of February, 2022.



Michael J DeBoer  
 Notary Public

STATE OF ILLINOIS )  
 ) ss  
 COUNTY OF DUPAGE )

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**CONTRACTOR'S AFFIDAVIT**

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that she is the OFFICE MANAGER of WMF Restoration, Inc., a Florida corporation operating out of Elmhurst, Illinois ("WMF"), who is the contractor for the water mitigation work on the building located at 8912 S. Clyde Avenue, Chicago IL 60617 owned by Valencia Koker ("Owner"), pursuant to the contract signed by Owner. That the total amount of the contract including extras is \$8,073.49, on which WMF has received payment of \$1,000.00 and a credit of \$551.50 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Name	What For	Contract Price	Amount Paid and Credit	This Payment	Balance Due
WMF Restoration, Inc.	Water Mitigation	\$8,073.49	\$1,551.50	\$0	\$6,521.99

That there are no other contracts for said work outstanding, and there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 9<sup>th</sup> day of February, 2022.

WMF Restoration, Inc.

By: [Signature]

Its: office manager

SUBSCRIBED AND SWORN TO me this 9<sup>th</sup> day of February, 2022.

[Signature]  
 Notary Public

