Doc#. 2228008155 Fee: \$55.00 Karen A. Yarbrough

Cook County Clerk

Date: 10/07/2022 12:23 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

CONTRACTOR'S NOTICE AND CLAIM FOR LIEN

The Lien Chimant, Artisons Painting & Remodeling, of Brookfield, County of Cook, State of Illinois, (the "Chimant") hereby files notice and claim for Mechanics' Lien, pursuant to 770 ILCS 60/1, et seq. agains. Specialized Loan Servicing LLC ("Lender") and Linda Benner (a/k/a Lynda Benner, Linda A. Benner, and Lynda A. Benner) ("Owner"), and any Unknown Owners and Non-Record Claimants (Necessary Parties") regarding the real property commonly known as 535 Grant Street, Roselle, Illinois 60172, and states as follows:

That the Owner owned the following described premises in the County of Cook, State of Illinois, to wit:

LOT 4 IN ROSEWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTHWES? 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THEO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 535 Grant Street, Roselle, Illinois 60172 (the "Troperty").

PIN: 07-34-317-037-0000

- (1) The Owner now holds title either in fee simple or in the form of the sehold or other financial facility, mortgage, covenant, common access easement, or otherwise to the Property as described above.
- (2) August 11, 2022, Claimant was retained pursuant to a written proposal and estimate by Owner for the amount of \$8,300.00 (the "Contract"), to supply materials, supplies, and labor regarding the painting and updating of the Property (the "Contracted Work") at the Property in consideration of the promise of the Owner of the Property, to pay the sum of \$8,300.00.
- (3) On or about September 10, 2022, Claimant was terminated regarding the Contracted Work at the Property by Owner.
- (4) During the course of the Contracted Work, the Owner failed and refused to make final payment to Claimant for the services, labor, supplies, and materials furnished by Claimant.

- (5) To date and as of September 20, 2022, Claimant has completed all required work prior to September 10, 2022 and pursuant to the Contract between the parties, as set forth herein. To the date of this Notice and Claim for Lien, Claimant has completed \$7,600.00 worth of the Contracted Work, has received no payments, leaving a remaining balance due and owing of \$7,600.00 for the work provided pursuant to the parties' Contract.
- (6) On September 9, 2022, Claimant performed the entirety of all Contracted Work that was due by said date, including labor, materials, and supplies, in accordance with the Contract, and all requested extras, which were necessary to improve the Property.
- (7) All of the labor, materials, supplies, and services furnished and delivered by Claimant were to improve the Property, and the last of such labor and materials was furnished, delivered, and performed, as contemplated under the written agreement, along with any extra work, on September 9, 2022.
- (8) There is now justly due and owing the Claimant, after allowing to the Owner all credits, deductions, payments, and offsets, the amount of \$7,600.00, plus interest at the rate specified in the Illinois Mechanics' Lien Act.
- (9) Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner and all persons interested therein for the outstanding amount currently due of \$7,600.00, after deductions of all payments and credits, plus interest at the rate specified in the Illinois Mechanics' Lien Act, as well as court costs and attorneys' fees.

Artisons Paiaring & Remodeling, Claimant

Office

By:

Joseph DiGangi, Owner of Claimant

CONTRACTOR'S AFFIDAVIT AND VERIFICATION

The undersigned affiant, Joseph DiGangi, on behalf of the Claimant, Artisons Painting & Remodeling, being first duly sworn, on oath, deposes and says that he is the Owner of the Claimant, Artisons Painting & Remodeling, that he has read the foregoing Contractor's Notice and Claim for Lien and knows the contents thereof, and that all the statements therein contained are true.

Bv:

Joseph DiGangi, Owner

Subscribed to and sworn to me this 2/3 day of September, 2022.

OFFICIAL SEAL"
ADMIANNA AGATA MUCHA
NOTARY FUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/4/2025

Notary Public

This document prepared by:

Nicole M. Anderson, Esq.
The Law Offices of Oran D. Cart, LLC 4300 Commerce Court, Suite 245
Lisle, Illinois 60532
nicole@cartlawoffices.com

After recording, return document to:

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nicole@cartlawoffices.co.n

PROOF OF SERVICE BY CERTIFIED MAIL

I, Nicole M. Anderson, under penalties as provided by law pursuant to 735 ILCS 5/1-109, certify that I serviced the foregoing document by mailing a copy certified mail, return receipt requested and restricted delivery, proper postage prepaid, to the below-named individuals at the addresses listed below by depositing the same with the U.S. Postal Service at Lisle, Illinois 60532 by 5:00 p.m. on-September 7, 2022.

October

Linda Benner 535 Grant Street Roselle, Illinois 60172

Proberty of County Clerk's Office