

# UNOFFICIAL COPY

ORIGINAL CONTRACTORS  
MECHANIC'S LIEN:  
**NOTICE AND CLAIM**

Doc#. 2309425089 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/04/2023 01:50 PM Pg: 1 of 2

STATE OF ILLINOIS                    }  
  }  
COUNTY OF Cook                    }

FFG Restoration Inc. dba Servpro of LaGrange Park/N. Riverside

**CLAIMANT**

-VS-

Reginald Davis  
Brenda Davis  
Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, LLC

**DEFENDANT(S)**

The claimant, **FFG Restoration Inc. dba Servpro of LaGrange Park/N. Riverside** of Broadview, IL, 60155 County of Cook, hereby files a claim for lien against **Reginald Davis** Broadview, IL 60155 **Brenda Davis** Broadview, IL 60155 {hereinafter collectively referred to as "owner(s)"} and **Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, LLC** Danville, IL 61834 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **10/17/2022**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address:           **2345 S. 10th Avenue Broadview, IL 60155**

A/K/A:                   **Lot 95 (except the North 250 feet thereof) in Broadview, a subdivision in Section 22, Township 39 North, Range 12 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

A/K/A:                   **Tax# 15-22-215-016**

That on or about **10/17/2022**, the claimant made a contract with the said owner(s) to provide **labor and material for home repairs due to water damage** for and in said improvement, and that on or about **2/21/2023** the claimant last performed under said contract.

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The following amounts are due on said contract:

Original Contract Amount	\$93,876.04
Change Orders/Extras	\$8,949.11
Credits	\$ .00
Work Not Performed	\$33,322.74
Payments	\$46,938.02
Total Balance Due	\$22,564.39

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Twenty Two Thousand Five Hundred Sixty Four Dollars and 39/100 (\$22,564.39) Dollars**, for which, with interest, the Claimant claims a lien on said land and improvements, and on the moneys or other considerations due or to become due from said owner(s) under said contract.

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.

IN WITNESS WHEREOF, the undersigned has signed this instrument on April 3, 2023.

**FFG Restoration Inc. dba Servpro of LaGrange  
Park/N. Riverside**

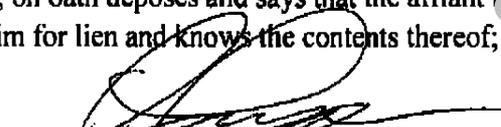
  
\_\_\_\_\_  
James Frangella President

Prepared By and Mail To:  
**FFG Restoration Inc. dba Servpro of LaGrange Park/N. Riverside**  
2737 S. 12th Ave.,  
Broadview, IL 60155

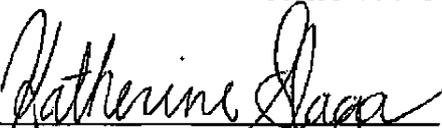
**VERIFICATION**

State of IL  
County of Cook

The affiant, James Frangella, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

  
\_\_\_\_\_  
James Frangella President

Subscribed and sworn before me this April 3, 2023.

  
\_\_\_\_\_  
Notary Public's Signature

