

UNOFFICIAL COPY

Doc#. 2313710053 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 12:03 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CONTRACTOR'S CLAIM FOR LIEN

The Claimant, Bratschi Plumbing, Inc., an Illinois corporation ("Contractor and/or Claimant"), with offices at 801 Oak Street, Winnetka, Illinois, 60093, hereby files a claim for Mechanics Lien against Shari Duffy, 1872 Abbott, Northfield, Illinois, 60093, (hereinafter referred to as the "Owner"); and all other persons or entities having or claiming an interest in the below described real estate, and in support thereof states as follows:

The Owners own the following described real estate, including improvements thereon (hereinafter referred to as the "Real Estate") in the County of Cook, State of Illinois, to wit:

Street Address: 1872 Abbott, Northfield, Illinois, 60093

Legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The Permanent Real Estate Tax Number is: 04-24-406-045-0000

That on or about March 1, 2023, March 23, 2023 and March 25, 2023, Contractor provided services for Owner at the Real Estate to make repairs/improvements on and in the Real Estate and that on or about March 1, 2023, March 23, 2023 and March 25, 2023, the Contractor completed thereunder all that was required to be done by said Contract.

The following amounts are currently due Contractor:

| | |
|-----------------------|----------------|
| Contract Amount: | \$2,218.98 |
| Payments/Credits: | \$0.0 |
| Total Balance Due | \$2,218.98 |

Leaving due, unpaid and owing to the Claimant after allowing all credits the sum of Two Thousand Two Hundred Eighteen and 98/100 Dollars (\$2,218.98), for which, with interest, the Claimant claims a lien on the Real Estate, beneficial interests, if any, and improvements, and on the monies or other considerations due or to become due from the Owner under the contract for services provided.

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.

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1872 Abbott Court, Northfield, Illinois 60093

P.I.N. 04-24-406-045-0000

LOT 25 AND THE EAST ½ OF LOT 24 AND THE NORTH ½ OF THE EAST AND WEST 20 FOOT ALLEY VACATED BY ORDINANCE DATED APRIL 10, 1947 AND RECORDED JULY 18, 1947 AS DOCUMENT 14101107 IN BLOCK 8 IN GEORGE F. NIXON AND COMPANY'S FIRST ADDITION TO NORTHFIELD, BEING A SUBDIVISION IN THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office