



Doc# 2326122001 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/18/2023 09:18 AM PG: 1 OF 3

ORIGINAL CONTRACTOR'S CLAIM OF MECHANIC'S LIEN

STATE OF ILLINOIS)
COUNTY OF COOK)
S.S.)

Notice is hereby given that on September 21, 2021, Fox Valley Side Jobs, Inc. d/b/a FOX VALLEY HOME SERVICES, an Illinois Corporation, of 3755 E. Main Street, Suite 120, St. Charles, Illinois 60174, a Contractor, completed services at the single-family residence located at 1627 E. 158TH STREET, SOUTH HOLLAND, COOK COUNTY, STATE OF ILLINOIS (hereinafter referred to as the "Property"), which is more specifically known and legally described as:

Common Address: 1627 E. 158th Street, South Holland, Illinois 60473

Real Estate PIN: 29-13-300-021-0000

Legal Description: THE WEST 100 FEET OF THE EAST 1088.73 FEET OF THE NORTH 516.24 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Claimant claims a lien in the amount of \$7,657.68 on the single-family residence and the premises or real estate on which it is erected or built, belonging to LYNWOOD AND CAROLYN CAGE whose address is 1627 E. 158th Street, South Holland, Illinois 60473, for satisfaction of a claim which became due on September 21, 2021 upon completion of home improvement services more specifically identified in Exhibit A to this Mechanic's Lien.

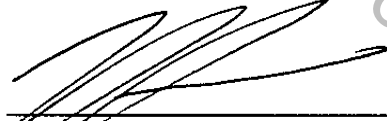
Claimant signed a contract dated August 23, 2021 and was employed or furnished labor, services, equipment and/or materials under an agreement with LYNWOOD CAGE of 1627 E. 158th Street, South Holland, Illinois 60473 (hereinafter referred to as the "Owner").

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Claimant's original contract amount, including extras, totals \$14,940.00. To date Claimant has received payment in the total amount of \$6,632.32, leaving a remaining balance of \$8,307.68. Claimant hereby declares that there is now due the balance of **\$8,307.68** which Owner neglects and refuses to pay despite requests and demands for payment. For this reason, Claimant is entitled to a lien on the Property described herein and the improvements located thereon for the total sum of the lien claimed along with interest on the maturity of the debt as allowable according to Statute in such cases made and provided.

As such, Claimant claims an original contractor's lien in the amount of \$8,307.68 on the Property herein described, the improvements thereon, and against all persons interested thereon under the Mechanic's Lien Act, 770 IL CS 60/0.01 et sec, together with all amendments thereon.

FOX VALLEY SIDE JOBS, INC. D/B/A FOX
VALLEY HOME SERVICES, an Illinois Corporation:



9-14-23

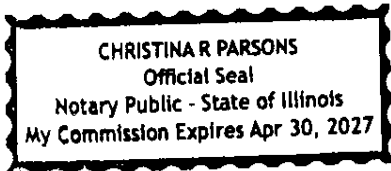
By Nicholas Boatner, its President
3755 E. Main Street, Suite 120
St. Charles, Illinois 60174

Date

VERIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE)
S.S.)

This Affidavit was acknowledged before me on this 14th day of September, 2023 by NICOLAS BOATNER, as President of Fox Valley Side Jobs, Inc. d/b/a Fox Valley Home Services, who, being first duly sworn on oath according to law, deposes and says that he has read the foregoing Affidavit subscribed by him, and that the matters stated herein are true to the best of his information, knowledge and belief.



Christina R. Parsons

Notary Public

My commission expires: April 30, 2027

This Document Was Prepared By:

Skaar Law Office P.C.
220 S. Third Street
Geneva, Illinois 60134
(630) 232-6000

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Exhibit A

ITEMIZED LIST OF SERVICES AND MATERIALS

Materials Provided

- "Malibu/Capri" walk in bathtub by Ellas Bubbles including air jets, water jets, aroma therapy, chromatherapy (\$8,500.00)
- Custom 3-wall surround (\$1,950.00)
- Window Trim Kit (\$450.00)
- Shower Slide Bar (\$450.00)
- Installation including insurance, travel, demo, plumbing, electrical, carpentry, haulaway & disposal of debris (\$5,500.00)

Services Provided

- Demoed existing bathing area
- Installed new fully loaded custom ordered walk-in bathtub
- Installed dedicated GFCI tub circuit for their bathtub
- Installed new wall surround for water proofing
- Installed window trim kit
- Installed slide bar for shower
- Hauled away all debris
- Lifetime warranty on all materials installed
- 2 additional service requests at no charge to customer