

UNOFFICIAL COPY

ORIGINAL CONTRACTORS
MECHANIC'S LIEN:
NOTICE AND CLAIM

Doc#: 2327855091 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2023 10:41 AM Pg: 1 of 3

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

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

CLAIMANT

-VS-

Montoya Lashley
Satirah Varner
Mortgage Electronic Registration Systems, Inc., as nominee for Redfin Mortgage, 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 **Montoya Lashley Bedford Park, IL 60501 Satirah Varner Bedford Park, IL 60501** {hereinafter collectively referred to as "owner(s)"} and **Mortgage Electronic Registration Systems, Inc., as nominee for Redfin Mortgage, LLC Danville, IL 61834** {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **6/23/2023**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **7807 W. 66th Street Bedford Park, IL 60501**

A/K/A: **See attached legal description Exhibit "A"**

A/K/A: **Tax# 18-24-113-010**

That on or about **6/23/2023**, the claimant made a contract with the said owner(s) to provide **labor and material for water mitigation services** for and in said improvement, and that on or about **6/26/2023** the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract:

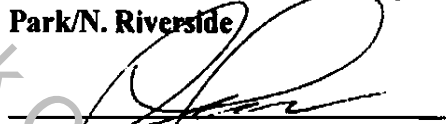
Original Contract Amount	\$6,379.05
Change Orders/Extras	\$.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$.00
Total Balance Due	\$6,379.05

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Six Thousand Three Hundred Seventy Nine Dollars and 05/100 (\$6,379.05) 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 September 28, 2023.

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


James Frangella President

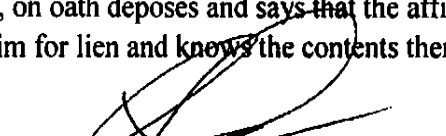
Prepared By and Mail To:

FFG Restoration Inc. dba Servpro of LaGrange Park/N. Riverside
2737 S. 12th Ave.,
Broadview, IL 60155

VERIFICATION

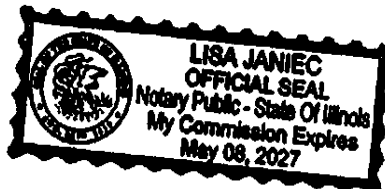
State of IL
County of Cook

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 September 28, 2023.


Notary Public's Signature



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Exhibit "A"

LOT 169 IN BEDFORD PARK, A SUBDIVISION OF THAT PART OF THE SOUTH 1544 FEET OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 50 FEET THEREOF, WEST OF THE WEST LINE OF A STRIP OF LAND 70 FEET IN WIDTH LYING WEST OF AND ADJOINING THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD AND EAST OF THE CENTER LINE OF ARCHER AVENUE ACCORDING TO THE PLAT RECORDED JUNE 03, 1921, AS DOCUMENT NUMBER 7163575 IN BOOK 163 OF PLATS PAGE 42 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office