

UNOFFICIAL COPY

Doc# 2402933129 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 11:21 AM Pg: 1 of 5

NOTICE OF CLAIM FOR MECHANIC'S LIEN

IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS

BETTER BUILT LUMBER AND
SUPPLY, INC.

Claimant,

v.

MUSA KAMARA, U.S. BANK,
KENNETH KENNEDY and OTHER
UNKOWNERS OF RECORD,

Defendants.

"NOTICE TO OWNER

Do not pay the contractor for this
work or material unless you have
received from the contractor a waiver
of lien or other satisfactory evidence
of payment to the Claimant."

NOTICE & CLAIM FOR LIEN IN
AMOUNT OF: \$8,000.00 plus interest
and collection costs.

Claimant, BETTER BUILT LUMBER AND SUPPLY, INC. ("BETTER BUILT"), an Illinois corporation, located at 26137 S Ridgeland Avenue, Monee, IL 60449, being a full service design and construction company for the provision of construction related materials, labor, tools and equipment on the real estate described below, hereby files a Notice and Claim for Lien against said property ("LAND") and against MUSA KAMARA ("OWNER") 4523 South Vincennes, Chicago, Illinois 60653, who upon information and belief is the owner of record of the LAND and U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATE HODER OF CITIGROUP MORTGAGE LOAN TRUST INC., c/o BAC, M/C

This document was prepared by:

P.I.N. NO. 20-03-416-008

RETURN TO:

Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza - Suite 110
Oakbrook Terrace, IL 60181

UNOFFICIAL COPY

Tel No. (630) 833-5533

1800 Tapo Canyon Road, Simi Valley, CA 93063 who upon information and belief holds an interest in the nature of a MORTGAGE on the LAND which is commonly known as 4523 South Vincennes, Chicago, Illinois 60653 and whose legal description is attached as Exhibit A. Claimant also hereby files a Notice and Claim for Lien against KENNETH KENNEDY ("KENNEDY") 3620 S Prairie Avenue, Chicago, IL 60653, who on information and belief, was has knowledge of said project and/or who was authorized and/or knowingly permitted by OWNER to provide construction work on the LAND ("Project").

KENNEDY entered into a contract with BETTER BUILT whereby BETTER BUILT was to provide construction related materials, labor, tools and equipment for the Project. BETTER BUILT thereafter completed all the work for which KENNEDY claims a lien on December 13, 2023.

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay BETTER BUILT. Therefore, after all due credits, the amount left due, unpaid and owing to BETTER BUILT is \$8,000.00, for which amount, plus interest and collection costs, including reasonable attorney's fees, BETTER BUILT claims a lien on the LAND and on any monies due or to become due to BETTER BUILT, or any other party from OWNER for said project.

By:



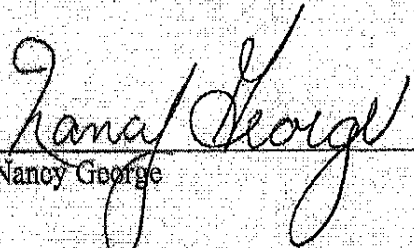
One of Its Attorneys

Amy Galvin Grogan
Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza, Suite 110
Oakbrook Terrace, IL 60181
Telephone No. (630) 833-5533

UNOFFICIAL COPY

VERIFICATION

I, Nancy George, on oath state that I am the duly authorized agent of BETTER BUILT LUMBER & SUPPLY, INC., that I have read the foregoing Notice and Claim for Mechanic's Lien against MUSA KAMARA, U.S. BANK, and KENNETH KENNEDY, and that the statements therein are true to the best of my information and belief.

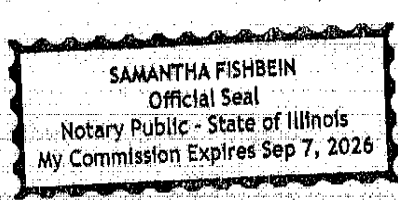


Nancy George

Subscribed and Sworn to before me
this 26th day of January, 2024.



NOTARY PUBLIC



Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza - Suite 110
Oakbrook Terrace, IL 60181
Telephone No. (630) 833-5533

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

I, Amy Galvin Grogan, an attorney, certify that I served the foregoing Notice and Claim for Mechanic's Lien on MUSA KAMARA ("OWNER"), 4523 South Vincennes, Chicago, Illinois 60653 (via certified mail, restricted delivery, return receipt requested), U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATE HODER OF CITIGROUP MORTGAGE LOAN TRUST INC., c/o BAC, M/C, 1800 Tapo Canyon Road, Simi Valley, CA 93053, (via certified mail, restricted delivery, return receipt requested) and KENNETH KENNEDY ("KENNEDY") 3620 S Prairie Avenue, Chicago, IL 60653, (via certified mail, restricted delivery, return receipt requested), by depositing said mailed items at 2 Mid America Plaza – Suite 110, Oakbrook Terrace, IL 60181, on January 26 2024 with proper postage prepaid.



Amy Galvin Grogan

Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza – Suite 110
Oakbrook Terrace, IL 60181
Telephone No. (630) 833-5533

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN BARRY AND FELLOW'S SUBDIVISION OF LOTS 6 TO 9 INCLUSIVE IN BLOCK 2 IN JOHN WILSON'S SUBDIVISION OF THE NORTH 4 ACRES OF LOT 1 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4523 South Vincennes, Chicago, IL 60653

PIN: 20-03-416-008-0000

Property of Cook County Clerk's Office