**UNOFFICIAL COPY** 

STATE OF ILLINOIS)

) SS:

COUNTY OF COOK )

NOTICE & CLAIM OF MECHANIC'S LIEN

ERRIS BUILDERS, INC.

VS.

VITA HARRIS, LARRY JONE'S // DUTLOOK DESIGN & CONSTRUCTION, INC., FIRST AMERICAN BANK, and DEUTSCHE BANK NATIONAL TRUST CO. Doc# 2403846004 Fee \$50.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 02/07/2024 09:36 AM PG: 1 OF 2

The "Claimant", ERRIS PUI) DERS, INC. of the Village of Mokena, County of Will, and State of Illinois, hereby files a NOTICE AND CLAIM FOR LIEN against VITA HARRIS ("Owner"), LARRY JONES / OUTLOOK DESIGN & CONSTRUCTION, INC. ("Contractor"/"Owner's Agent"), FIRST AMERICAN BANK ("Lender"), and, DEUTSCHE BANK NATIONAL TRUST CO. ("Lender") and states:

That on or about November 10, 2023 through the present VITA HARRIS owned the following described land in the County of Cook, State of Linnois:

LOT 4 IN HARVARD SUBDIVISION OF LOTS 3 TO 40 INCLUSIVE IN BLOCK 5 AND OF LOTS 1 TO 42 INCLUSIVE IN BLOCK 6 IN FORSYTHES SUBDIVISION OF THE NORTH 32 ACRES OF THE SOUTH 55 ACRES OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 20-33-217-022-0000

Commonly known as: 8110 S. Princeton, Chicago, IL, 60620

That on or about November 10, 2024, ERRIS BUILDERS, INC. "Contractor" entered into a contract with the CONTRACTOR /OWNER'S AGENT, to provide labor and material necessary for EXCAVATION and CONCRETE WORK for and in said improvement and that on or about DECEMBER 20, 2023 the claimant completed all work, including requested extras, required by it according to said contract. Said CONTRACTOR and OWNER have breached the contract with CLAIMANT, by refusing to make payment in accordance with said contract.

That after allowing for all credits, the amount of TWENTY-EIGHTY THOUSAND DOLLARS (\$28,000.00) is due on said contract, unpaid and owing to the CLAIMANT for which, with statutory interest, the CLAIMANT claims a lien on said land and improvements.



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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.

ERRIS BUILDERS, INC.

By: \_\_\_\_\_\_

**VERIFICATION** 

STATE OF ILLINOIS )

SS:
COUNTY OF COOK! )

The Affiant, James McGrath, being first a uy sworn, on oath deposes and says that he is the President of the CLAIMANT; that he has read the foregoing NOTICE AND CLAIM FOR LIEN and knows the contents thereof; and that all the statements therein contained are true.

Subscribed and sworn to before me this **26T** day of January <del>25</del>, 2024

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY, AND <u>MAIL TO:</u>

The Law Office of James J. Pink 9357 S. Hamlin Avenue Evergreen Park, IL 60805 (630) 664-8070 jpinklaw@msn.com