

# UNOFFICIAL COPY



\*2413627049\*

## MECHANIC'S LIEN

Doc# 2413627049 Fee \$45.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/15/2024 12:49 PM

PAGE: 1 OF 2

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

**BE IT KNOWN**, that the undersigned lien claimant, Orland Builders Inc. located at 11545 W. 183rd Place Unit 105, in Orland Park located in the County of Will in the State of Illinois with the zip code of 60467, hereby files a claim for a Mechanic's Lien against **Giuseppe Maggiolini and Carmela Maggiolini** located at 18242 Cork Road, in the city of Tinley Park located in the County of Cook in the State of Illinois in the zip code 60477, and hereinafter referred to as the "Owner", **The Federal Savings Bank** located at 4120 W. Diversey Avenue, Suite C501, in Chicago located in the County of Cook in the state of Illinois and the zip code of 60639 and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

**BE IT KNOWN**, that on 06/06/2023, the aforementioned Owner, did own the following described real estate property located in the County of Cook, in the State of Illinois to wit:

The property being located at 18242 Cork Road, in Tinley Park, Illinois 60477, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 27-35-404-030-0000 and the legal property description as follows:

LOTS 54 IN AVONDALE LAKES SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD CORPORATION IN COOK COUNTY, ILLINOIS.

On 06/06/2023, the Lien Claimant entered into an written contract with the aforementioned Owner to complete reconstruction services on said Premises for the original total sum of \$97,795.15 which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to complete reconstruction services on the aforementioned Premises on 12/16/2023 and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$72,913.35, thus leaving a balance due of \$24,881.80.

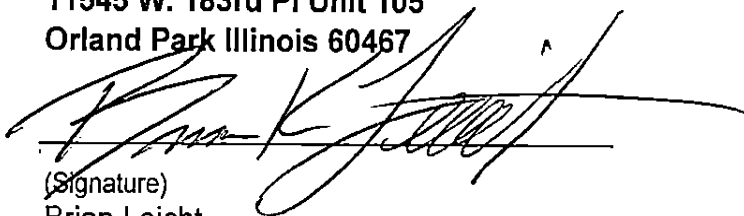
Lien Claimant, in good faith, provided the agreed upon labor and materials needed to complete reconstructive services at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 4 months have elapsed since the Owner was provided with the final balance due.

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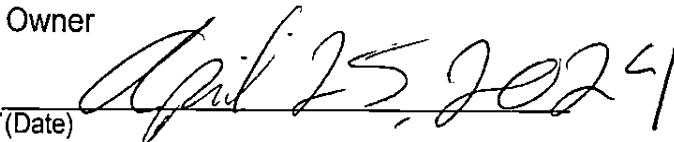
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The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$24,881.80 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Illinois Statutes.

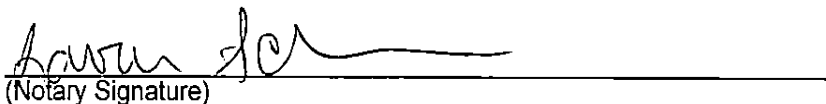
Prepared by:  
Brian Leicht  
Orland Builders Inc.  
11545 W. 183rd Pl Unit 105  
Orland Park Illinois 60467



(Signature)  
Brian Leicht,  
Owner

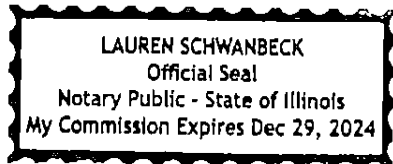
  
(Date)

Returned to:  
Brian Leicht  
Orland Builders Inc.  
11545 W. 183rd Pl Unit 105  
Orland Park, IL 60467

  
(Notary Signature)

(Notary Printed Name) Lauren Schwanbeck

4/25/2024  
(Date)



Property of Cook County Clerk's Office