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2416608036

Mechanic's Lien

Doc# 2416608036 Fee \$45.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/14/2024 2:48 PM

PAGE: 1 OF 2

State of Illinois

County of Cook

CLAIMANT: Irma Holloway

VS

DEFENDANT: Dean Fitzpatrick

The Claimant Irma Holloway, of 3804 Edgewater Dr, Hazel Crest, Illinois 60429 hereby files a claim against Dean Fitzpatrick 18944 Jodi Terrace Homewood, Illinois 60430 and any persons claiming an interest in premises a single family dwelling located at 3804 Edgewater Dr., Hazel Crest, in the County of Cook, State of Illinois, more specifically known and legally described as:

Lot 185 In dynasty Lakes Unit 3 Subdivision being a part of the Northwest Quarter corner Section 2 Township 35 Range 13 East of the Third Principal Meridian in Cook County Illinois, Property

Index Number 31-02-104-036-0000

Claimant entered into an agreement August 1, 2022, with Dean Fitzpatrick which authorized her to provide services, equipment, repairs, renovations and/or materials at 3804 Edgewater Dr. Crest, Illinois 60429 with work ending on May 20, 2024.

Claimant hereby claims a Lien in the amount of \$135, 869.64 on the Single-Family Dwelling at 3804 Edgewater DR., Crest, Illinois 60429. For satisfaction of a claim which became due on May 20, 2024, for maintenance, repairs, renovations and upgrades according to said agreement.

Claimant hereby declares that there is now due the balance of \$135, 869.64 which respondents neglect and refuse to pay despite demand 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.

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Leaving due and owed to the Claimant with no credits the sum of :

One Hundred and Thirty-Five Thousand, Eight Hundred and Sixty-Nine Dollars and Sixty-Four Cents for which, with interest, the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from said owners (s) contract under said contract.

To the extent permitted by law all waivers of lien hereto forgiven 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.

STATE OF ILLINOIS, COUNTY OF COOK,:

IN WITNESS WHEREOF This Affidavit was acknowledged before me on this 20th day of May 2024, by Irma Holloway, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.

Evette S. Ashley
Notary Public

Notary
Title

My commission expires 8/22/2026

Return to

Document Prepared By:

Irma Holloway
3804 Edgewater Dr
Hazel Crest, IL. 60429

