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Doc# 2422021038 Fee \$50.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 8/7/2024 4:05 PM

PAGE: 1 OF 2

MECHANIC'S LIEN

STATE OF ILLINOIS)
)
COUNTY COOK)

BE IT KNOWN, that the undersigned lien claimant, Parkside Restoration Services, LLC located at 15420 S. 70th Court, in Orland Park located in the County of Cook in the State of Illinois with the zip code of 60462, hereby files a claim for a Mechanic's Lien against **Jo Ann Mangrum and Marshall Mangrum** located at 9901 South Prairie Avenue in Chicago located in the County of Cook in the State of Illinois with the zip code of 60628, and hereinafter referred to as the "Owner", 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 1/13/24, 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 9901 South Prairie Avenue, Chicago, IL 60628 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 25-10-305-001-0000 and the legal property description as follows:

LOT 161 IN FREDERICK H BARTLETT'S GREATER CHICAGO SUBDIVISION, BEING A SUBDIVISION OF ALL OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART OF THE SOUTHEAST 1/4 OF SAID SECTION 10, LYING WEST OF AND ADJOINING THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (EXCEPTING THEREFROM THE NORTH 33.277 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

On 1/13/24, the Lien Claimant entered into an written contract with the aforementioned Owner to complete water mitigation services and the use of drying equipment on said Premises for the original total sum of \$1430.68 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 water mitigation services and the use of drying equipment on the aforementioned Premises on 1/13/24, and the Owner(s) having inspected and approved the work completed.

To date the Lien Claimant has received a down payment toward the project build in the amount of \$0.00, thus leaving a balance due of \$1430.68.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to complete water mitigation services and the use of drying equipment 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, 3 months have elapsed since the Owner was provided with the final balance due.

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The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$1430.68 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:
Joseph Ruzevich
Parkside Restoration Services, LLC
15420 S. 70th Court
Orland Park Illinois 60462

Joseph Ruzevich

(Signature)
Joseph Ruzevich, Managing Partner

2/26/24

(Date)

Returned to:
Joseph Ruzevich
Parkside Restoration Services, LLC
15420 S. 70th Court
Orland Park, IL 60462

Hope Larkin-Barzowski

(Notary Signature)

Hope Larkin – Barzowski, Notary Public, State of Illinois
(Notary Printed Name)

2-26-24

(Date)

My commission expires on: 09-16-2026

