

State of Illinois)
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County of C O O K)

IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY

BRONGIEL PLUMBING, INC.,)
)
 Claimant,) Contractor's Claim
) For a Mechanic's Lien
)
 vs.) Amount: \$5,178.74
)
 KEVIN ALEXANDER, LBS INDUSTRIES,)
 CHICGO TITLE AND TRUST COMPANY)
 OF ARLINGTON HEIGHTS,)
 CAPITAL BANK AND TRUST COMPANY,)
 STEEL CITY NATIONAL BANK OF)
 CHICAGO, SUBURBAN BANK OF)
 ELMHURST,)
 Owners and Other)
 Parties in Interest)

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COOK COUNTY RECORDER

**CONTRACTOR'S CLAIM
FOR A MECHANIC'S LIEN**

BRONGIEL PLUMBING INC., The "Claimant" herein, states as follows:

1. He entered into an oral contract with Med-Con Specialists as principal Owner on or about the 26th day of June, 1990 to perform certain work and labor to wit: Remodeling of the Plumbing System. On the real estate commonly known as 834-856 W. Sheridan Road, Chicago, Illinois, legally described as: Lot 27 in Owner's Subdivision of Block 1 of Laflin Smith and Dyer's Subdivision in the North East 1/4 (Except the 1.28 Acres in the North East Corner thereof) of Section 20, Township 40, North, Range 14 East of the Third Principal Meridian. Unit Numbers 1A, 2A, 3A, 1N, 1S, 2N, 2S, 3N, 3S, Garden Unit, in Wrigleyville Manor Condominium. Permanant Index Number: 14-20-207-010-0000

2. That said oral agreement described the very nature of the work to be undertaken and performed by said Claimant, for which the Owners agreed to pay and otherwise compensate said Claimant on the basis of said agreement for remodeling of the plumbing system.

3. That said Claimant did furnish, perform and otherwise complete all of the work, labor and materials required on his

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part pursuant to said contract in a good workmanlike manner and in accordance with the express understanding of the parties, with the knowledge and authority of each of the parties in interest as hereinabove identified.

4. That the last day on which work was performed and materials furnished, was to-wit: February 5, 1991. At such time, there became due and owing to said Claimant, the sum of \$5,178.74 under said oral agreement after allowing all just credits, deductions and setoffs.

5. That demand was made upon said Owners and all parties in interest and each of them for payment of said sum of \$5,178.74 but said Owner and parties in interest and each of them have failed and refused to make payment therefor.

6. This Claimant accordingly possesses the right to a mechanic's lien on and against the aforescribed real estate, including the land and improvements thereon, particularly as a preference against the Owners and the interest of all who ever may have any right or interest in and to said real estate. That by reason of the very nature and character of the remodeling of the plumbing system performed and otherwise completed on said real estate, by said Claimant, there has been an enhancement in the value of said real estate to the extent of the amount of Claimant's claim for mechanic's lien and therefore said lien shall be and become a prior, paramount and preferred claim against said real estate and all appurtenances thereon and thereunto belonging.

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