

# UNOFFICIAL COPY

95442706

## CONTRACTOR'S CLAIM FOR LIEN STATE OF ILLINOIS COUNTY OF COOK

The claimant, **FIRST CHURCHILL BUILDERS, INC.**, of 1400 S. Wolf Road, Suite 145, Wheeling, County of Cook, State of Illinois, hereby files a claim for lien against **BOBBYE ANN SHELTON** (hereinafter referred to as "owner"), of 530 S. HUMPHREY, CITY of OAK PARK, County of Cook, State of Illinois and states:

That on April 28, 1995, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

Lot 19 in Wilson's Austin Boulevard and Madison Street Subdivision in the NW 1/4 of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

That on April 28, 1995 the claimant made a contract with said owner to remodel the building on said premises for the sum of \$15,400.00 and that on June 1, 1995 the claimant completed work having a value of \$4,300.00.

That said owner is entitled to credits on account as follows: -0-, leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of \$4,500.00 for which, the claimant claims a lien on said land and improvements.

Property address: 530 S. Humphrey, Oak Park, Illinois  
P.I.N. #: 16-17-107-015

DEPT-02 FILING \$15.50  
T#0008 TRAN 7869 07/10/95 10:59:00  
#6761 #EB #--95-442706  
COOK COUNTY RECORDER

95442706

FIRST CHURCHILL BUILDERS, INC.

BY: *Bob Ross*

STATE OF ILLINOIS ]  
COUNTY OF COOK ]

The affiant, **PAUL ROSS** being first duly sworn on oath deposes and says he is agent of **FIRST CHURCHILL BUILDERS, INC.**, 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.

*Paul Ross*

SUBSCRIBED AND SWORN Before Me This 28<sup>th</sup> Day of JUNE 1995.

*Jackie Gale*  
Notary Public

Prepared by: First Churchill Builders, Inc., 1400 S Wolf RD, STE.145, Wheeling, IL 60090  
Return document to: First Churchill Bldrs., Inc., 1400 S Wlf Rd., Ste.145, Wheeling, IL 60090

"OFFICIAL SEAL"  
JACKIE GALE  
Notary Public, State of Illinois  
My Commission Expires 1/4/98



\$15.50  
8/HC

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Property of Cook County Clerk's Office

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9. Upon or at any time after the filing of a bill to foreclose this Trust Deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Grantors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have the power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Grantors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or beneficial in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payments in whole or in part of (1) the indebtedness secured hereby, or by any decree foreclosing this Trust Deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale, (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

11. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of gross negligence or misconduct and Trustee may require indemnities satisfactory to Trustee before exercising any power herein given.

13. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, either before or after maturity, the Trustee shall have full authority to release this Trust Deed, the lien thereof, by proper instrument.

14. In case of the resignation, inability or refusal to act of Trustee, the Beneficiary shall have the authority to appoint a Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee.

15. This Trust Deed and all provisions hereof shall extend to and be binding upon Grantors and all persons claiming under or through Grantors, and the word "Grantors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the Contract of this Trust Deed. The term Beneficiary as used herein shall mean and include any successors or assigns of Beneficiary.

WITNESS the hands and seals of Grantors the day and year first above written.

(SEAL) X Alberta L. Gordon (SEAL)

(SEAL) (SEAL)

STATE OF ILLINOIS

County of Cook

SS I. Suralaya Ludwig  
a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

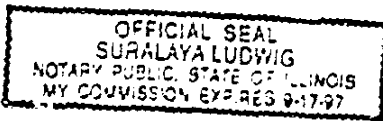
who Alberta L. Gordon personally known to me to be the same person Alberta L. Gordon whose name Alberta L. Gordon subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that Alberta L. Gordon signed and delivered the said Instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14 day of April, A.D. 19 97

Notary Public

This instrument was prepared by

Janet Pillsbald 2115 Butterfield Rd. Cook, Ill. 60411  
(Name) (Address)



95442088

# UNOFFICIAL COPY

## ASSIGNMENT

For value received, the undersigned, the beneficiary under the within Trust Deed hereby transfers, sets over and assigns the beneficial interest under such Trust Deed and the obligation secured thereby to Associates Finance, Inc.

IN WITNESS WHEREOF, the undersigned has set its hand and seal this 18 day of MAY, 1995.

1st Choice Remodeling Co (SEAL)

### CORPORATE SELLER SIGN HERE

ATTEST  
Notary Public \_\_\_\_\_  
Notary Public

By 1st Choice Remodeling Co  
By [Signature] \_\_\_\_\_  
Notary Public

### ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BENEFICIARY (SELLER)

STATE OF ILLINOIS, I, \_\_\_\_\_  
SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

County of \_\_\_\_\_  
who \_\_\_\_\_ personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing Assignment, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed and delivered the said Assignment as \_\_\_\_\_ free and voluntary act  
GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_  
Notary Public

### ACKNOWLEDGMENT BY CORPORATION (SELLER)

STATE OF ILLINOIS, I, SURALAYA LUDWIG  
SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT [Signature]

County of Cook  
who is personally known to me and who executed the foregoing Assignment as president and secretary, respectively, of the corporation named therein and acknowledged that they signed and delivered the same as their free and voluntary act as such officers in the name of and on behalf of said corporation for the uses and purposes therein set forth.  
GIVEN under my hand and Notarial Seal this 18 day of MAY, A. D. 19 95  
Suralaya Ludwig  
Notary Public

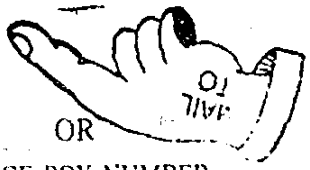


FOR RECORDERS INDEX PURPOSES  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

DELIVERY

NAME  
ASSOCIATES FINANCE, INC.  
STREET  
794 S. Buffalo Grove Rd.  
CITY  
Buffalo Grove, IL 60089

INSTRUCTIONS



OR  
RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

954422013