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NOTICE AND CLAIM FOR MECHANIC LIEN

IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ##002## REDORDIN # MATLINGS # 96301454 # SUBTOTAL

4/16/96

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HALLMARK RUJLDERS, INC..)
Claimant)

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ANNE B. POWELL and unknown owners and unknown lien claimants

96301454 Defendants)

"NOTICE TO OWNER:

Do not pay the Contractor for this work or material delivered unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to the Contractor."

AMOUNT CLAIMED: \$1,750.00

The Claimant HALLMARK BUILDERS, INC., located at 3530 West Peterson Ave., Chicago, Cook County, Illinois, being a general contractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against ANNE B. POWELL (hereafter OWNER), and unknown owners and and unknown lien claimants, for the construction project on the real estate commonly known as 3012 W. Fulton, Chicago, in the County of Cook, State of Illinois, and states:

That on about January 24, 1996, ANNE B. POWELL was the OWNER of record of the following described real property in the County of Cook, State of Illinois, to-wit:

Lot 40 in Flint's Addition to Chicago in Lee's subdivision of the South West 1/4 of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3012 W. Fulton, Chicago, Il. P.I.N.: 16-12-305-011-0000

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That on about January 24, 1996, CLAIMANT made a written contract with the OWNER's agent, with the OWNER's knowledge and consent, by the terms of which contract CLAIMANT agreed to furnish material and labor for the remodelling of OWNER's residence, including repair of a skylight, tear down and replacement of entire rear for door section, installation of steel replacement doors in the rear, and installation of glass block windows, and perform allied extras, for and in said improvement, and the OWNER agreed to pay CLAIMANT for said materials and labors the sum of \$6,700.00. Claimant tore down and replaced the rear, according to the contract, with construction of a section for installation of a replacement door, and Claimant installed the replacement door. Claimant's work had a value of \$1,750.00. On about February 20, 1996, the CLAIMANT last delivered materials and performed services 96301454 on the project.

That said OWNER is not entitled to certain credits on account, leaving unpaid, due and owing to the CLAIMANT the sum of ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/150THS (\$1,750.00) DOLLARS as and for the contract work, for which, with interest, the CLAIMANT claims a lien upon said land and improvements, and on the monies or other considerations due or to become due from the OWNER.

HALLMARK BUILDERS, INC. Claimant

One of Claimant's attorneys

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'STATE OF ILLINOIS)

SS

COUNTY OF L A K E)

VERIFICATION

I, DAVID AXELROD, on oath state that I am one of the attorneys for HALLMARK BUILDERS, INC., Claimant herein; that I have read the foregoing, know the contents thereof, and state that all the statements contained therein are true and correct, to the best of my knowledge and belief.

Subscribed and sworn to before me on

27 March 1996

Notary Public

"OFFICIAL SEAL"
DONALD S. ANDERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/13/98

PRIOF OF SERVICE BY MAIL

I, DAVID J. AXELROD, in attorney, on oath state that on *, I served this Notice and Claim for Lien by mailing a copy of said Notice by Certified Mail, Return Receipt Requested, to ANNE B. POWELL, 3012 W. Fulton, Chicago, II.; by depositing same in the U.S. Mail at Highland Park, Allipois, before 5:00p.m.

Subscribed and sworn to before me on

27 March 1996

Notary Public

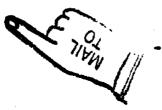
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DONALD S. ANDERSON
NOTARY PUBLIC, STATE OF ILLINO'S
MY COMMISSION EXPIRES 5/13/98

prosues by

Goble & Axelrod 91787 1921 St. Johns, Suite 230 Highland Park, Il. 60035 (847) 432-6300

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