

MECHANIC'S LIEN -- NOTICE AND CLAIM

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned Claimant, **CEASAR VASQUEZ** of 2715 South Central Park Street, City of Chicago, County of Cook, State of Illinois (the "Claimant"), hereby claims a mechanics lien pursuant to the Illinois Mechanics Lien Act, as set forth in Chapter 82, Sections 1 *et seq.* of the Illinois Revised Statutes (the "Mechanics Lien Act") against **DOMINGO MATOS** and **MILDA MATOS** his wife, legal owners of the property commonly known as 3906-10 West Fullerton Avenue, City of Chicago, County of Cook, State of Illinois (the "Owners") and **AUSTIN BANK OF CHICAGO** (the "Mortgagee") and states as follows:

1. Owner now holds title to that certain real property in the County of Cook, State of Illinois (the "Property"), to wit:

LOTS 20 AND 21 IN BLOCK 38 IN PENNOCK, A SUBDIVISION IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Property is commonly known as 3906-10 West Fullerton Avenue in the City of Chicago, County of Cook, State of Illinois, Permanent Real Estate Index Number 13-26-324-033-0000.

2. On or about September 1, 1992 Claimant and Owners entered into that certain oral agreement to the effect that the Owners would sell the Property to Claimant (the "Agreement").
3. In reliance on the Agreement, Claimant remained in the Property and improved the Property. Specifically, Claimant began work on the Property through hired contractors and tradesmen on June 14, 1994 for the improvement thereof.

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4. All of the materials and labor furnished and delivered to the Property, and paid for by the Claimant, were furnished in connection with the improvement of the Property; and the last of such materials and labor were delivered and performed, and work on the Property completed, on or about November 5, 1997.
5. There is now justly due and owing the Claimant after allowing to Owners all credits, deductions and offsets, the sum of Ninety-Five Thousand Dollars (\$95,000.00) plus interest at the rate provided for in the Mechanics Lien Act.
6. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owners and all persons interested therein for Ninety-Five Thousand Dollars (\$95,000.00) plus interest at the rate provided for in the Mechanics Lien Act, court costs and attorney fees.

CEASAR VASQUEZ

BY:

Ceasar Vasquez

Prepared by/Return to:

Mazyar M. Hedayat, Esq.
180 North LaSalle Street, Ste. 2100
Chicago, Illinois 60601-2701
(312) 251-8826

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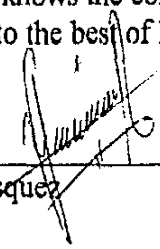
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STATE OF ILLINOIS)
)
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The affiant, CEASAR VASQUEZ, first duly sworn, on oath deposes and says he is one of the Claimants herein and that he is the Claimant herein; that he has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that all the statements therein contained are true to the best of his knowledge.

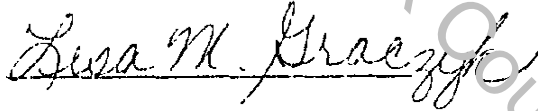
BY:



Ceasar Vasquez

Subscribed and Sworn to Before me this 20th day of November, 1996.

BY:



Notary Public

[SEAL] "OFFICIAL SEAL"
Lisa M. Graczyk
Notary Public, State of Illinois
My Commission Expires Dec. 22, 1997

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