

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IN THE OFFICE OF THE RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

BEARY LANDSCAPING, INC.,)
)
 (Claimant))
 vs.) Claim for Lien in the amount
) of \$7,694.75 Plus \$108.70 Interest
MICHAEL A. WASZ AND CAROL L. WASZ,)
)
 (Defendants))

NOTICE AND CLAIM FOR LIEN

The Claimant, Beary Landscaping, Inc., of the Village of Orland Park, County of Cook, State of Illinois, hereby files notice and claim for lien, under the Illinois Mechanic's Lien Act (770 ILCS 60/01 et seq.), against Michael A. Wasz and Carol L. Wasz, as Owners under Mortgage dated June 20, 1996 (hereinafter the "Owners").

That on or about April 30, 1997, and at all relevant times thereafter, Michael A. Wasz and Carol L. Wasz, as Owners under the Mortgage dated June 20, 1996 (the "Mortgage"), owned the real property legally described on Exhibit A, attached hereto and made a part hereof, in the County of Cook, State of Illinois, and commonly known as 4052 Grove, Western Springs, Illinois (the "Property").

That on April 30, 1997, the Lien Claimant made a contract with Woodland Construction Company, the builder of the property, to provide landscaping services in accordance with the contract attached hereto and made a part hereof as Exhibit B, on, for and in said Property, for a contract price of Seven Thousand Six Hundred Ninety-Four and 75/100 (\$7,694.75).

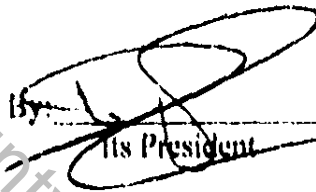
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All materials, fixtures, labor and services to be furnished and delivered by Claimant, pursuant to the contract, were furnished and delivered to and used in and about the improvements of said Property and of said building and other improvements thereon; the last of said materials, fixtures, labor and services, including extras, was so furnished, delivered and performed and performance of said contract was complete in June 1997.


That the Builder has made no payments on the contract, leaving due unpaid and owing to the Claimant, the sum of Seven Thousand Eight Hundred Three and 45/100 (\$7,803.45) which includes \$108.70 in finance charges as provided for in the contract, for which the Claimant claims a Lien on said land and improvements.

BEARY LANDSCAPING, INC.

By:  Its President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


The affiant, being first duly sworn on oath, deposes and says that he is the President of said claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements there are true.


Brian Beary, President of
Beary Landscaping, Inc.

Subscribed and sworn to before
me this 5 day of May, 1998.


Notary Public




Pedersen & Houpt
661 N Clark St.
Suite 3100
Chicago, Ill
60601

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UNOFFICIAL COPY CHICAGO TITLE INSURANCE COMPANY

400 S. JEFFERSON, CHICAGO, IL 60607

(312) 223-2582

TRACT INDEX SEARCH

PEDERSEN & HOUP
161 N. CLARK ST
SUITE 3100
CHICAGO, ILLINOIS 60601-3224
ATTN: PAM BRYERS

CTIC Order No.: 1401 S9485057 SP
Cover Date: SEPTEMBER 27, 1997
Ref: 4052 GROVE

JW/RB

Legal Description of Land Searched: (See Attached)

Permanent Tax Number (P.I.N.):
18-06-208-024-0000

Street Address of Land Search (as furnished by Applicant):
4052 GROVE
WESTERN SPRINGS, ILLINOIS

Grantee(s) in last recorded conveyance:

MICHAEL A. WASZ AND WIFE CAROL L. (TENANTS BY THE ENTIRETY)

In accordance with the application, a search of tract indices discloses the following items. With respect to residential properties, we may not have shown mortgages, trust deeds, or other liens which were eliminated by transactions closed through CTIC or Chicago Title and Trust Company.

DOCUMENT/CASE NO.: 96485240
GRANTOR: ROBERT B. FELLER (MRD) ET AL
GRANTEE: CORUS BANK N.A.
INSTRUMENT: M
DATE: 06/20/96
RECORDED: 06/24/96
REMARKS: \$428,000.00

DOCUMENT/CASE NO.: 97293872
GRANTOR: CREATIVE HOMES
GRANTEE: MICHAEL A. WASZ & WIFE CAROL L.
INSTRUMENT: W
DATE: 04/21/97
RECORDED: 04/29/97
REMARKS: TENANTS BY THE ENTIRETY

DOCUMENT/CASE NO.: 97293873
GRANTOR: MICHAEL A. WASZ & WIFE CAROL L.
GRANTEE: MIDAMERICA FEDERAL SAVINGS BK
INSTRUMENT: M
DATE: 04/21/97
RECORDED: 04/29/97
REMARKS: \$356,900.00

EXHIBIT A

(CONTINUED)

CHICAGO TITLE INSURANCE COMPANY

By: 

SEE ATTACHED FOR TERMS AND CONDITIONS OF SEARCH AND EXPLANATION OF ABBREVIATIONS
This is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.

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CHICAGO TITLE INSURANCE COMPANY

Order No.: 1401 S9485057 SP

Disclosures (Continued):

DOCUMENT/CASE NO. : 97458363
GRANTOR: MICHAEL A. WASZ & WF CAROL L.
GRANTEE: MIDAMERICA FEDERAL SAVINGS BK
INSTRUMENT: M
DATE: 06/12/97
RECORDED: 06/25/97
REMARKS: \$50,000.00

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98425391

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CHICAGO TITLE INSURANCE COMPANY

400 S. JEFFERSON, CHICAGO, IL 60607

TRACT INDEX SEARCH

Order No.: 1401 S9485057 SP

Additional Tax Numbers:

Legal Description:

LOT 41 IN BLOCK 24 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE,
A SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST
OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THAT PART OF SECTION 31 AND SECTION
32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

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ABBREVIATIONS FOR INSTRUMENTS

Instrument	Symbol	Joint Tenancy	Instrument	Symbol	Joint Tenancy
Agreement for Deed	AD	ADJ	Financing Statement	FS	
Assignment	A		Lease	L	
Assignment of Reverts	AR		Lis Pendens Notice	LPN	
Building Violation	BV		Mechanics' Lien Claim	MLC	
Certificate of Sale	CS		Modification	MOD	
Chattel Mortgage	CM		Mortgage	M	
Claim for Lien	CL		Quit Claim Deed	Q	QJ
Conservator's Deed	CD	CDJ	Release	R	
Deed	D	DJ	Satisfaction	S	
Deed in Trust	DT		Special Warranty Deed	SW	SWJ
Executor's Deed	ED	EDJ	Trust Deed	TD	
Extention	E		Warranty Deed	W	WJ

TERMS AND CONDITIONS

This search is of the land described herein by legal description and where based upon a street address furnished by applicant, Chicago Title Insurance Company assumes no liability for the accuracy of the determination that the street address so furnished and listed, and the land described by legal description, constitutes the same premises. This search is made of Chicago Title Insurance Company tract indices which are geographic indices organized by legal description. Recorded instruments, including deeds or mortgages, which do not contain legal descriptions, are not posted in Chicago Title Insurance Company tract indices and will not be disclosed by this search.

Chicago Title Insurance Company (CTIC) has made this search using the same care and diligence for applicant as Chicago Title Insurance Company uses for itself in preparing searches for use in underwriting title policies, and no greater; in the event, however, that error should occur in the posting or searching of the said indices or in the reporting of the requested information, applicant agrees that the liability of CTIC is limited to actual damages sustained by applicant, but in no event shall such liability exceed \$30,000.00, in the aggregate, for all searches ordered by a single application. Nonpayment by applicant of CTIC search charges shall relieve CTIC of all liability for posting, searching, and reporting error. CTIC does not analyze instruments for legal sufficiency. Instruments are posted to tract indices and reported by searchers based on the characterization of the instrument by its preparer. This search is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.

This search is made by Chicago Title Insurance Company solely for the benefit of the applicant. No third party (other than a party making a loan on the land described herein) shall have any right to rely on said search for any purpose whatsoever under any third party beneficiary theory, products liability theory or any other theory of law whatsoever.

U.S. Fair Credit Reporting Act, 15 U.S.C. 1681-1681t Statement:

This search is furnished by Chicago Title Insurance Company for the purpose of providing information relative to the record ownership of the subject land and without any regard to the credit worthiness of the particular parties who have owned or possessed the land during the search period.

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STATEMENT OF ACCOUNT

98425391

Beary Landscaping, Inc.
16201 South 108th Ave.
Orland Park, IL 60467-5307 USA

Telephone 708/349-1500

GROUP EXHIBIT B

Bill To:

WOODLAND CONSTRUCTION COMPANY
4664 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

Check No. _____

Date Paid _____

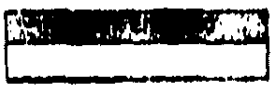
Amount _____

09/29/97	WOO100
----------	--------

Transaction Date	Invoice	Description	Debit	Credit
06/08/97	11412	4052 Grove - Wasz	3078.75	3078.75
06/08/97	11414	4052 Grove - Wasz	2556.00	2556.00
06/08/97	11415	4052 Grove - Wasz	740.00	740.00
06/08/97	11416	4052 Grove - Wasz	1320.00	872.00
08/18/97	12039	Credit Concrete Repr	-1470.00	-1470.00
08/18/97	12041	ENGINEERING REPT	-210.00	-210.00
08/18/97	12043	EXCAVATE WALL	-340.00	-340.00
09/08/97	12211	Finance Charge	108.70	108.70

PLEASE COVER THE FULL AMOUNT

WOODLAND CONSTRUCTION COMPANY
4664 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558



Remit To:

Beary Landscaping, Inc.
16201 South 108th Ave
Orland Park, IL 60467-5307 USA

09/29/97	WOO100
11412	3078.75
11414	2556.00
11415	740.00
11416	872.00
12039	-1470.00
12041	-210.00
12043	-340.00
12211	108.70

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Property of Cook County Clerk's Office

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Invoice 11412

Customer W00100

98425391

Beary Landscaping, Inc.
16201 South 108th Ave.
Orland Park, IL 60467-5307 USA

Telephone: 708/349-1500

Bill To:

WOODLAND CONSTRUCTION COMPANY
4564 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

Ship To:

WOODLAND CONSTRUCTION COMPANY
4564 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558
HARDSCAPE BID

Date		Origin		Purchase Order Number		Verbal		Quantity		Description		Tax		Unit Price		Amount	
08/08/97		UPS		DUE UPON COMPLETION		04/30/97		GD		51461							
Req.	Ship	B.O.	Qty	Unit	Description	Tax	Unit Price	Amount									
105	105	0	WABP		SQ FT. BRICK PAVER WALK	N											
65	65	0	STSTBP		SF. FRONT PAVER STOOP/STAIRS	N											
120.0	120.0	0.0	PABRPA		SQ FT. BRICK PATIO	N											
0.50	0.50	0.00	STFL		TONS FLAGSTONE	N											
65	65	0	STSTBP		SF. REAR PAVER STOOP/STAIRS	N											
436.0	436.0	0.0	PAHOST-RR		HOLLANDSTONE - RUSTIC RED	N											
15	15	0	GLUE		PAVER GLUE	N											
8.00	8.00	0.00	STGR8		GRADE 8 STONE	N											
6.00	6.00	0.00	SATO		TORPEDO SAND	N											
60	60	0	EDFL		EDGING FLEX W/BACKERS	N											

NonTaxable Subtotal	3078.
Taxable Subtotal	0.
Tax	0.
Total Invoice	

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Property of Cook County Clerk's Office

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Invoice 11414

Customer WOO100

98425391

Beary Landscaping, Inc.
16201 South 108th Ave.
Orland Park, IL 60467-5307 USA

Telephone: 708/349-1600

Bill To:

WOODLAND CONSTRUCTION COMPANY
4664 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

Ship To:

WOODLAND CONSTRUCTION COMPANY
4664 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558
LANDSCAPE BID

Date		SHIP TO		Origin		DUE UPON COMPLETION	
08/08/97		UPS					
Purchase Order Number		Order Number		Order Date		Order Status	
		04/30/97		00		51463	
Req.	Quantity	S.O.	Item Number	Description	Tax	Unit/Prob	Amount
	Ship						
1	1	0	HYAN	ANNABELLE HYDRANGEA 18-24"	N		
1	1	0	HECAG	CANADIAN HEMLOCK 6-7"	N		
4	4	0	RHPJM10	9JM RHODODENDRON 18-24"	N		
4	4	0	SPGO18	GOLDFLAME SPIREA 18"	N		
2	2	0	EUBA18	SARCOXIE PUNYMOUS 18-18"	N		
1	1	0	YEH118	HICKS YEW 18-24"	N		
7	7	0	ROGA	FLOWERING ROSE CARPET	N		
14.0	14.0	0.0	SO	PULVERIZED TOPSOIL	N		
1.0	1.0	0.0	TRE	BAG, TREFLAN	N		
5.0	5.0	0.0	MUHASH	YOS, HARDWOOD MULCH	N		
105	105	0	DRT14	FT. 4" DRAIN TILE	N		
1	1	0	SESH	SHADBLOW SERVICEBERRY 5-6"	N		
						NonTaxable Subtotal	2658.
						Taxable Subtotal	0
						Tax	0
						Total Invoice	

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Invoice 11415

Customer W00100

98425391

Beary Landscaping, Inc.
 16201 South 106th Ave
 Orland Park, IL 60467-5307 USA

Telephone: 708/349-1600

Bill To:

WOODLAND CONSTRUCTION COMPANY
 4664 WOODLAND AVENUE
 WESTERN SPRINGS, IL 60558

Ship To:

WOODLAND CONSTRUCTION COMPANY
 4664 WOODLAND AVENUE
 WESTERN SPRINGS, IL 60558

Date		Origin		DUE UPON COMPLETION	
09/06/97		UPS			
Purchase Order Number		Date		Status	
Verbal		09/30/97		GD	
Req.	Quantity Ship	B.O.	Description	Unit	Amount
67	67	0	SOD	SOD-PARKWAY	N
133	133	0	SOD	SOD-FRONT YARD	N
100.00	100.00	0 00	SEED	SEED-SIDE/REAR	N
0 0	0 0	0 0	MISC	PRICES INCLUDE FINAL GRADE	N
NonTaxable Subtotal Taxable Subtotal Tax Total Invoice					74

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Invoice 11416

Customer W00100

98425391

Beary Landscaping, Inc.
 16201 South 108th Ave.
 Orland Park, IL 60467-6307 USA

Telephone: 708/349-1500

Bill To:

WOODLAND CONSTRUCTION COMPANY
 4564 WOODLAND AVENUE
 WESTERN SPRINGS, IL 60558

Ship To:

WOODLAND CONSTRUCTION COMPANY
 4564 WOODLAND AVENUE
 WESTERN SPRINGS, IL 60558

Date		Ship		Origin		DUPLICATE		
08/08/97		UPS		GO		DUE UPON COMPLETION		
Purchase Order Number								
Verbal		08/08/97		GO		51720		
Req.	Quantity		B.O.	U. Number	Description	Tax	Amount	
	Ship							
48	48		0	WABP	50 FT. BRICK PAVER WALK	N		
28	28		0	REWDB	FF. DIAMOND BLOCK	N		
50.0	50.0		0.0	PAHOST-RR	HOLLANDSTONE - RUSTIC RED	N		
28	28		0	RWADCAP-B	ANCHOR DIAMOND CAP-BUFF	N		
8.00	8.00		0.00	STGR8	GRADE 8 STONE	N		
AUTUMN RED/HOLLANDSTONE								
						NonTaxable Subtotal	1320	
						Taxable Subtotal	0	
						Tax	0	
						Total Invoice	1320	

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Invoice C12039

Customer W00100

Beary Landscaping, Inc.
16201 South 108th Ave.
Orland Park, IL 60467-5307 USA

Telephone: 708/349-1500

Bill To:

WOODLAND CONSTRUCTION COMPANY
4564 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

Ship To:

WOODLAND CONSTRUCTION COMPANY
4564 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

THIS IS A CREDIT MEMO

Date		Ship Via		Due Date		Description		Unit Price	Amount
08/18/97				DUE UPON COMPLETION					
Purchase Order Number				08/18/97		GB			
Credit Concrete Repr									
Req.	Quantity		Unit Number	Description	Tax	Unit Price	Amount		
	Ship	B.O.							
	-1.0	0.0	LABORA	CONCRETE REPAIR OSTAR	N				
							NonTaxable Subtotal	-1470	
							Taxable Subtotal	0	
							Tax	0	
							Total Invoice		

98425391

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Invoice C12041

Customer W00100

98425391

Beary Landscaping, Inc.
16201 South 108th Ave.
Orland Park, IL 60467-6307 USA

Telephone: 708/349-1600

Bill To:

WOODLAND CONSTRUCTION COMPANY
4584 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

Ship To:

WOODLAND CONSTRUCTION COMPANY
4584 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

THIS IS A CREDIT MEMO

Date		Terms		Due Date		
09/18/97		N.E.		DUE UPON COMPLETION		
Purchase Order Number		Invoice Number		Due Date		
ENGINEERING REPT		09/18/97		GD		
Req.	Ship	QTY	UOM	Description	Unit Price	Amount
		-1.0	0.0	LABORA		
				MJM ENGINEERING REPORT		
					NonTaxable Subtotal	-210
					Taxable Subtotal	0
					Tax	C
					Total Invoice	

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Invoice C12043

Customer W00100

98425391

Beary Landscaping, Inc.
16201 South 106th Ave.
Orland Park, IL 60467-5307 USA

Telephone: 708/349-1600

Bill To:

WOODLAND CONSTRUCTION COMPANY
4564 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

Ship To:

WOODLAND CONSTRUCTION COMPANY
4564 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

THIS IS A CREDIT MEMO

Date		Due Date		Description		Tax		Amount	
08/18/97		DUE UPON COMPLETION							
Purchase Order Number				EXCAVATE WALL		08/18/97		GD	
Qty	Unit	Rate	Description	Tax	Unit Price	Amount			
Req.	Ship	B.O.							
	-1.0	0.0	LABORA						
			EXCAVATE WALL						
								NonTaxable Subtotal	-340
								Taxable Subtotal	0
								Tax	0
								Total Invoice	

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CONTRACTORS INVOICE

98425391

FROM:
WOODLAND CONSTRUCTION
4564 WOODLAND AVE
WESTERN SPRINGS IL

NO.

TO:
BEARY LAND SCAPING

WORK PERFORMED AT:
4048 GROVE
WESTERN SPRINGS

DATE
5-5-97

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

DIG OUT SOUTHWALL OF NEW HOUSE WALL PUSHED IN FROM PORCH	
① CONCRETE REPAIR - EXTERIOR CONCRETE REPAIR	1,470.00
② EXCAVATE WALL	390.00
③ LUMBER	42.00
④ JACK RENTAL	316.40
⑤ 7.5 HRS @ 30.00 LABOR TIME	225.00
⑥ MJM ENGINEERING REPORT	210.00

MJM ENGINEERING REPORT WAS REQUESTED BY THE VILLAGE OF WESTERN SPRINGS COPY OF REPORT IS ON FILE. THIS IS FOR STRUCTURAL SECURITY OF WALL.

TOTAL COST OF REPAIR \$2,604.00

All Material is guaranteed to be as specified, and the above work was performed in accordance the drawings and specifications provided for the above work and was completed in a substantial workman manner for the agreed sum of TWO THOUSAND SIX HUNDRED FORTY FOUR DOLLARS (\$2,604.00)

This is a Partial Full invoice due and payable by: M. JUDIS ALCANTARA

in accordance with our Agreement Proposal No. _____ Dated _____

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Property of Cook County Clerk's Office

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Invoice 12211

Customer W00100

Beary Landscaping, Inc.
16201 South 108th Ave.
Orland Park, IL 60467-5307 USA
Telephone: 708/349-1500

Bill To:
WOODLAND CONSTRUCTION COMPANY
4664 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

Ship To:
WOODLAND CONSTRUCTION COMPANY
4664 WOODLAND AVENUE
WESTERN SPRINGS, IL 60558

THIS IS A FINANCE CHARGE

Date		Ship To		Description		Tax		Amount	
09/08/97				DUE UPON COMPLETION					
Purchase Order Number				Order				Date	
Finance Charge				00					
Req.	Ship	B.O.	Item Number	Description	Tax	Unit Price	Amount		
1	1	0	_FINANCE_CHARGE	Finance Charge	N				
							NonTaxable Subtotal	108	
							Taxable Subtotal	0	
							Tax	0	
							Total Invoice	108	

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