



20211101000526150 1/4 \$31.00  
Shelby Cnty Judge of Probate, AL  
11/01/2021 10:54:46 AM FILED/CERT

**Recording requested by:**

**Michael L Dismang**

**6523 W 1000 N Road**

**Bonfield, IL 60913**

**When Recorded, mail to:**

**Michael L Dismang**

**6523 W 1000 N Road**

**Bonfield, IL 60913**

Space above for recorder's use only

## **MECHANIC'S LIEN**

**State of Alabama**

**County Of Shelby**

1. Michael L Dismang (the "Claimant"), located at 6523 W 1000 N Road, Bonfield, Illinois 60913, claims a mechanic's lien for the labor and materials described herein, furnished for work of improvement on that certain real property located in the County of Shelby, in the State of Alabama. The complete address of the real property on which the mechanic's lien is claimed is: 1800 Tecumseh Trail, Pelham, Alabama 35124 (the "Property"). The permanent index identification number of the Property is: 11 7 36 1 002 007. The legal description of the property is:

Lot 7, in Block 1, according to the Survey of Wooddale, as recorded in map book 5, page 86, in the Probate Office of Shelby County, Alabama

2. The labor and materials were furnished by claimant at the request of: Estate of Ronald L Dismang, located at 1800 Tecumseh Trail, Pelham, Alabama 35124.
3. The Owner of the Property is: Estate of Ronald L Dismang, located at 1800 Tecumseh Trail, Pelham, Alabama 35124.



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4. Claimant entered into a real estate sales agreement with LAH Real Estate on behalf of the Estate of Ronald L Dismang to sell the Property
5. LAH Real Estate Agent notified Claimant that repairs were needed prior to putting the house on the market
6. On September 8, 2021, the Claimant entered into an oral contract to perform house remodeling and cleaning prior to sale of the Property (the "Contract") for the original sum of \$22,631.52 (twenty-two thousand six hundred thirty one dollars and fifty two cents) which became due and payable on September 28, 2021 upon completion of the project.
7. The breakout of the materials and labor is as follows:
  - a. Cleanout and relocation/disposal of house contents in order to prepare for sale of house \$5,030.00
  - b. Labor to perform the following \$12,750.00:
    - i. Prep and Paint Interior of house, garage and storm shelter
    - ii. Prep and Paint Exterior – porch, back of house and doors
    - iii. Replace 6 light fixtures
    - iv. Power wash deck
    - v. Power wash sidewalk and driveway
    - vi. Trim bushes and install mulch
    - vii. Replace HVAC registers
    - viii. Replace kitchen flooring
    - ix. Remove excess garbage and haul to landfill
    - x. Remove excess cables in garage
    - xi. Repair soffit
    - xii. Replace broken windows
    - xiii. Replace electrical outlets and switches
    - xiv. Repair Damaged Drywall
    - xv. Mowed Yard
  - c. Materials purchased for work listed above \$3,591.52
  - d. Subcontracted labor for house repairs paid by Claimant \$1,260.00
    - i. Locksmith to change locks
    - ii. Plumber to repair drain and toilet
    - iii. HVAC technician to repair Air Conditioning Unit
    - iv. Labor to mow grass



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8. After deducting all just credits and offsets, the sum of \$22,631.52 is due to Claimant for the labor and materials provided. The amount due to Claimant is subject to an interest rate of 5% per annum from.
9. All receipts and labor break out are available upon request

**Michael L Dismang**  
**6523 W 1000 N Road**  
**Bonfield, IL 60913**

X Michael L. Dismang

Signature

X Oct 28, 2021

Date



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# ILLINOIS NOTARIAL CERTIFICATE (VERIFICATION UPON OATH OR AFFIRMATION)

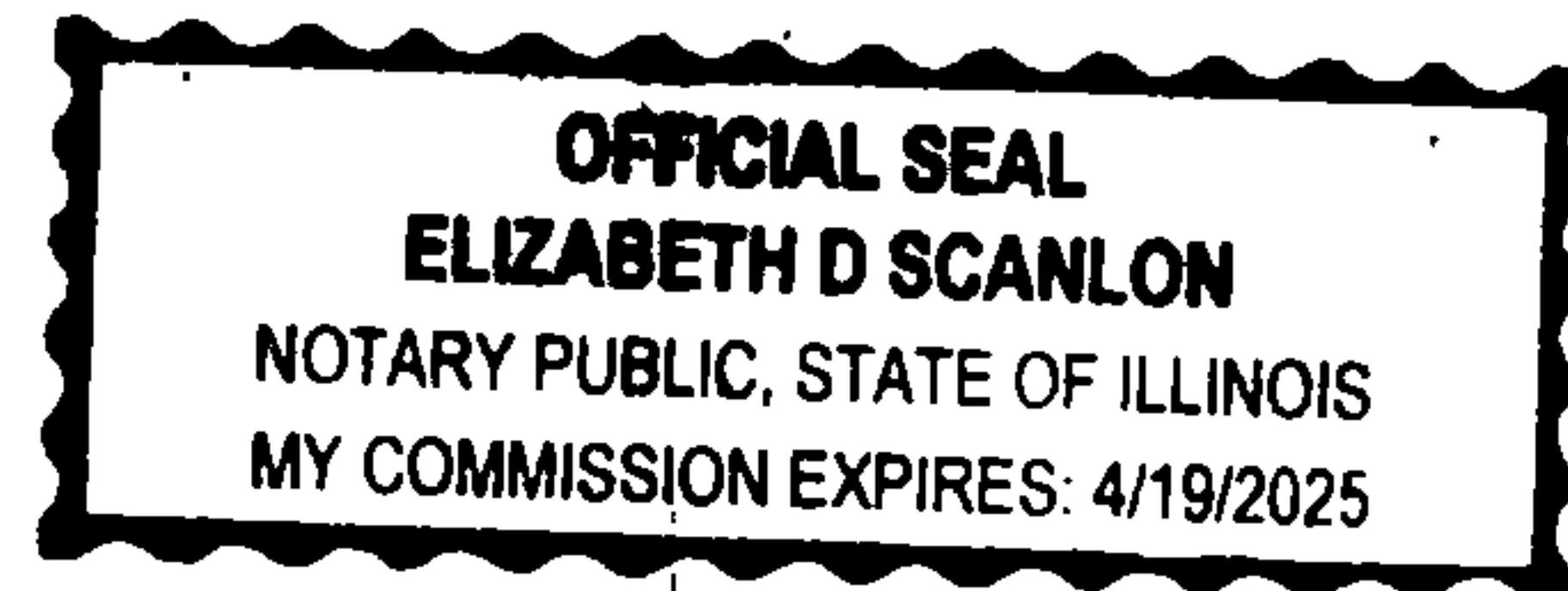
State of Illinois

County of Kankakee

Signed and sworn (or affirmed) to before me on 28<sup>th</sup> of October (Date) by  
Michael L Dismang (Name of Person Making Statement).

Elizabeth Scanlon  
Signature of Notary Public

(Seal)



\_\_\_\_\_  
Title or Rank

My Commission Expires: 4/19/2025