

Lawful to retain from cost of building certain amounts.

tions 11 and 12 of this Article, to the owner of such building, it shall be lawful for the owner to retain from the cost of such building the amount which he may ascertain to be due to the party giving such notice; and in case any lien be laid by the party giving such notice, and be also laid by the contractor or builder, the said contractor or builder shall receive only the difference between the amount due him and that due the person giving the notice.

Entitled to a lien.

14. Any person furnishing work and complying with the provisions of this Article shall be entitled to the lien hereby given, without regard to the amount of his claim.

What claims shall set forth.

19. Every such claim shall set forth: first, the name of the party claimant and of the owner or reputed owner of the building, and also of the contractor or architect, or builder, when the contract was made by the claimant with such contractor, architect or builder; second, the amount or sum claimed to be due, and the nature or kind of work and the time when the work was done; thirdly, the locality of the building, and the number and size of the stories of the same, or such other matters of description as may be necessary to identify the same.

Benefit of lien.

20. When a claim is filed by a contractor or builder, for work done at his request or on his account, the person to whom he may be indebted shall have the benefit of such lien, and may, by petition, claim to be paid the amount due them by such contractor or builder out of the moneys to be received for such claim or lien; and the same shall be apportioned in such manner and form and by such proceedings as shall be equitable and just.

Amount of claims designated.

21. In every case in which one claim for work done shall be filed by the person preferring the same against two or more buildings owned by the same person, the person filing such joint claim shall at the same time designate the amount he claims to be due him for work done on each of said buildings, otherwise such claim shall be postponed to other lien creditors; and the lien of such claimant shall not extend beyond the amount so designated, as against other creditors having liens by judgment, mortgage or otherwise.

Lien until six months after work has been furnished.

23. Every such debt shall be a lien until after the expiration of six months after the work has been finished, although no claim has been filed therefor, but no longer, unless a claim shall be filed at or before the expiration of that period.

29. The sheriff shall also give notice thereof to all other claimants and persons interested, by advertisement, specifying