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STATE OF ILLINOIS)
)
COUNTY OF COOK)

2001-05-02 16:31:04 Cook County Recorder 15.50

0010365682

CENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The claimant, CY & C Construction, an Illinois corporation (Claimant), with an address at 8008 North Washington, Niles, Thinois hereby files its General Contractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter describes) and against the interest of the following entity in the Real Estate (Owner): Ernesto Garfias and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Cuner

Claimant states as follows:

1. On or about May 19, 2000, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (K-al Estate) in Cook County, Illinois, commonly known as 5215 W. Diversey Street, Chicago, Illinois and legally described as follows:

Lots 6 and 7 in the Hulbert Fullerton Avenue Highlands Subdivision No. 19, being a subdivision in the East 1/2 of the Southwest 1/4 of the East 1/2 of Section 28, Town ship 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The Permanent Real Estate Tax Number is: 13-28-303-017-0000 and 13-28-303-018-0000

- 2. Claimant made a contract ("Contract") dated May 19, 2000, with Ernesto Garfias Restaurant under which Claimant agreed to provide all necessary labor, material, and work to Ernesto Garfias Restaurant on the Real Estate for the original contract amount of \$49,500.00. A copy of the Contract is attached hereto as Exhibit A.
- 3. The Contract was entered into by Owner or the Owner's agent, and the work was performed with the knowledge and consent of the Owner.
 - 4. Claimant last performed work under the Contract on or about February 15, 2001.
- 5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$18,000, which principal amount bears interest at the statutory

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rate of ten percent (10%) per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$18,000, plus interest.

Dated: May 1, 2001

CY & C Construction, Inc.

By:_

Elias N. Matsakis, As Agent

Clart's Office

This Document Has Reen Prepared By And After Recording Should Be Returned To:

Elias N. Matsakis

McBride Baker & Coles

500 W. Madison Street, 40th Flr.

Chicago, IL 60661

PIN:13 28 303 018 0000

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CY & C CONSTRUCTION 8008 N. WASHINGTON NILES, ILLINOIS 60714 1-847-692-5793 1-847-685-8437 1-847-685-8445 FAX ERNESTO GARFIAS RESTAURANT 5215 W. DIVERSEY CHICAGO, IL 1-773-586-2200 1-773-589-2200

We supply the material and perform the labor to do the work in this above address.

- 1) An the inside perimetrol walls we will install 2x2 partition made with met st 10 feet high in the East side we install 1 ½ insulation.
- 2) All the divide walls we will make construct with 3 5/8 m.st. 20.q.
- 3) In the dining area, we will construct a suffet as shown in the blueprints.
- 4) In all partition walls we will place 5/8 drywall tape 3 times sent down smooth to be able to receive paint.
- Back wall south of the building we will remove the existing overhead door frame up the opening and install a metal 48' wide door. Also we will install another 30 feet door in the in the Renn end.
- 6) Inside we will install another 4 door wood on metal frame.
- 7) Install new ceiling in the whose place as indicated in print.
- 8) New ceramic tile to be installed in the whole store in floor.
- 9) Ceramic tile also we will install in the walls as indicated in the print. Washroom, preparation area, kitchen.
- 10) Real wall outside we finish with stucco dryvites courpouse.
- 11) As a contractor we install the booths and the table booths and table to be delivered by owner.
- 12) We will build two cabinet one will call cash register and the other waiter station.
- 13) Cost of this above work Forty nine thousand five hundred (\$49,500) to be paid as follows: 20 percent down upon execution of this contract, half of the remainder when half of the work is done, balance after completion.
- As a contractor we carry the insurance they need work to be 2 years warranty in workmanship and materials.

Date 5-19-00

Owner Explise quefics

C.Y. & C. CONSTRUCTION

President Chris Klimentiotis

Chay Klimentiotis

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VERIFICATION

STATE OF ILLINOIS)	
)	SS.
COUNTY OF COOK)	

Elias N. Matsakis being first duly sworn on oath, states that he is the agent of Claimant, CY & C Construction, Inc., an Illinois corporation, that as Agent he is authorized to sign this Verification to the foregoing General Contractor's Claim for Mechanics Lien, that he has read the General Contractor's Claim for Mechanics Lien, and that the statements contained therein are true.

Elias N. Matsakis

County Clark's Office

Subscribed and Sworn to before methis 30th day of April, 2001

Notary Public

My Commission Expires: 3-14-02

"OFFICIAL SEAL"
Ofelia Brosnan
Notary Public, State of Illinois
My Commission Expires March 14, 2002

Proberty of Cook County Clerk's Office