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0011196472

CLAIM FOR LIEN MECHANIC'S LIEN

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9652/0061 11 001 Page 1 of 7
2001-12-17 12:36:34
Cook County Recorder 18.50

The undersigned claimant, Daniel Bakovic of Universal Construction of 1929 w Ohio and 6952 S Aberdeen Chicago makes the Mechanics' Lien Act of the state of Illinois., as set forth in 770 ILCS 60/1 et seq (formerly Ill Rev Stat ch 82, par 1 et seq.) and states that:

1. The following described real property

**LOT 22 IN BLOCK 11 IN LEE'S SUBDIVISION OF THE WEST 1/2
OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS**

P.I.N 20-20-417-043-0000

2. On 2/21/2000 12:45PM the undersigned claimant made contract with Euframio N. Beltran who is the owner of the premises,(copy of record enclosed Exhibit B) by contract with all points mentioned in and not limited to extras and above original concept claimant agreed to (See exhibit A)on the above -described premises, for total sum of 20.000.00 plus extras and above original concept.

3. The claimant completed his performance under the contract on December 12/2001

4. All of the work, labor and service so far furnished and delivered by claimant where furnished to and used in and about ,the improvement of the premises; and the last of the work, labor and services , including extras was so furnished, delivered and performed on December 12/2001.



DANIEL BAKOVIC
6952 S. ABERDEEN
Chicago Ill 60621

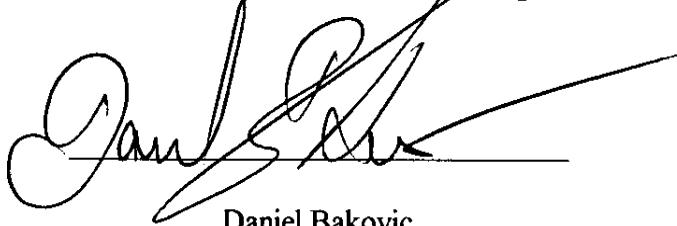
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5. There is now justly due claimant after allowing to the owner all credits, deduction, and set-offs \$ 71,034.84 Which is still unpaid; a copy of account is attached to the claim as Exhibit C

6. The clamant now claims a lien on the premises described above and all improvements on them, against all persons interested, for \$ 71,034.84 with interest , according to the statute.

A handwritten signature in black ink, appearing to read 'Daniel Bakovic', written over a horizontal line.

Daniel Bakovic

Property of Cook County Clerk's Office

CONTRACTOR'S STATEMENT

1. Name and Address of the contractor

Daniel Bakovic
1929 W .Ohio
Chicago, IL 60622

and

6952 S Aberdeen
Chicago, IL 60621

2. Name and Address of the party with whom claimant contracted:

Former Address

Euframio N. Beltran MD
1 Watergate rd
South Barrington, IL 60010

Present Address

9753 LasCienegra
LasVegas, NV 89123

3. Nature of the work or services to be provided:

Remodeling of the 3 flat residence at 6952 S Aberdeen Chicago, IL 60621

4. Description of the property:

**LOT 22 IN BLOCK 11 IN LEE'S SUBDIVISION OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

P.I.N 20-20-417-043-0000

5. Name of owner, part owner, or lessee of the property.

None that I am aware of

6. Name and the address of every subcontractor in the employ of claimant:

None

**7. The amount, if any that is due, or that will become due, to any subcontractor for
the work or machinery, material, or fuel furnished to the date of the statement**

None

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8. Name and address of every unpaid laborer in the employ of claimant:

None

9. Amount, if any, that is due, or will become due, to any laborer:

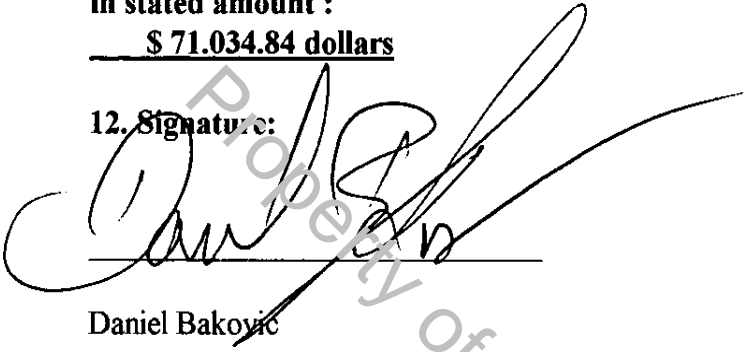
None

10. No other contracts are outstanding nor any other amount due

11 Statement is made to obtain full payment or take the possession of the premises in stated amount :

\$ 71.034.84 dollars

12. Signature:

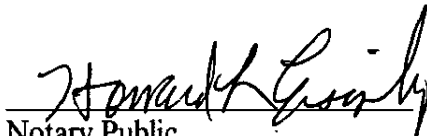


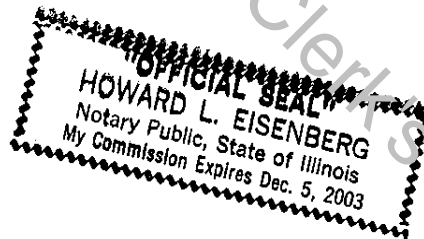
Daniel Bakovic

13. Verification

Under the penalties of perjury as provided by law pursuant to ss 1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that the statement set forth in this instrument are true and correct as to those allegations based upon information and belief as to those allegations, he believes same to be true and correct

Sworn to before me and
subscribed to this 17th day of
December 2001


Notary Public



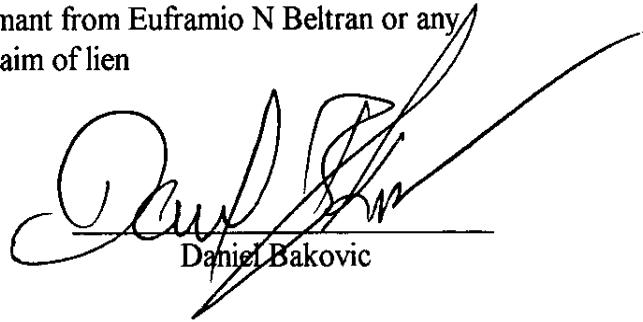
County Clerk's Office

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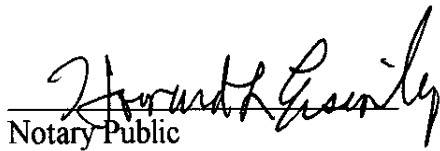
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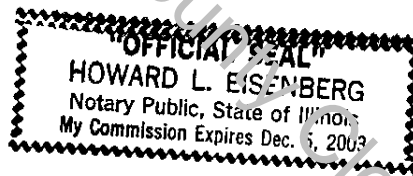
STATE OF ILLINOIS }
COUNTY OF COOK } SS 337-52-2080
FIN 336-94-7205

Daniel Bakovic, being sworn, says that he is the person of the lien claimant named in the previous claim of lien; that he has read and subscribed the previous claim of lien and knows its contents; that statement contained therein are true; and the sum of \$ 69,530.79 claimed in it is justly and due and owing claimant from Euframio N Beltran or any person (s) having title to said property in to claim of lien


Daniel Bakovic

Sworn to before me and
subscribed to this 17th day of
December 2001


Notary Public



Notary's Office

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Universal construction
1629 W. Ohio St.
Chicago, IL. 60622

11196472

Contract

Between Universal Construction and with its associated, officers. Or designees
And

With Mr. Beltran Eufemio, owner of 6925 Aberdeen, Chicago

This contract is encompassing construction revitalization of the above building. Work will consist of inside and outside repairs and modifications followed by the outline of the findings written in our Plan of Action for Revitalization.

This Plan of Action and Revitalization is a part of this contract in its entirety. It is understood, agreed, and anticipated that conditions and plans may vary, change if necessary, from the original concept.

The total estimated price for revitalization cost is twenty thousand dollars (\$20,000.00).

At the present moment, the cold water pipes of the building are frozen. The extent of the damage caused by this cannot be predicted. This will obviously increase the cost of repair and replacement of pipes. As a recent finding, there will be a substantial amount of work on the replacement of piping and structural repair. For example, the weight of the chimney has collapsed the sub-structure below and subsequently the chimney has dropped approximately six inches for its original position. These conditions must be repaired before closure of the walls begins. The building is occupied presently, but if

EXHIBIT 11/11/19 1.1/4/19

eviction is necessary via court proceedings, Universal Construction will represent the above-mentioned owner to expedite these processes. Cost will be filling fees and time spent in court. It is understood that this construction proposal is billed at material and labor cost only, (i.e. without profit included)

Mr. Eufonio, owner of 6925 Aberdeen, will enter in a joint venture with Universal Construction to rehabilitate other buildings. ~~Mr. Eufonio~~ will pay the down payment of purchase(s) and construction will be financed through other means and resources. Completed building(s) will be sold at Market Value and profit will be split fifty-fifty (50% / 50%) after all expenses are deducted as a cost of doing business including mortgages, loans, or fees, if any. This includes building(s) which may be rented and after all expenses paid, profits from the rents due will be split fifty-fifty (50% / 50%).

Each party has the right to withdraw or terminate the joint venture if and only if all projects(s) are completed and obligations are satisfied.

Payments received in the amount of (\$26 15,000.00) ^{DB} _{6.1%}

Signature [Signature]
CEO Universal Construction

Date 2-21/2000 12:46 PM

Signature [Signature]
Owner

Date 2/21/2000 12:45 PM

Exhibit "A" 2 of 2