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Doc#: 0606634084 Fee: \$18.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2006 12:09 PM Pg: 1 of 3

MECHANICS' LIEN NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Claimant, K & K DEVELOPMENT I, INC., an Illinois corporation of Chicago, Illinois (hereinafter, "Claimant"), hereby files this Notice and Claim for Mechanics' Lien under the Illinois Mechanics Lien Act, 770 ILCS 60/1 et seq., against ROY APPUKUTTAN, an Illinois resident (hereinafter, "Owner"), and all other persons or entities having or claiming to have an interest in the below described real estate, and in support thereof, states as follows:

1. On or about February 7, 2005, Owner owned the following described real estate in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as 6211 South Morgan, Chicago, Illinois,

Permanent Index Number: 20-17-428-005-0000;

and which is hereinafter, together with all improvements thereon, referred to as the "Premises."

2. On or about February 7, 2005, Claimant and Owner entered into a series of contractual arrangements wherein Claimant agreed to gut and rehab the Premises, including the removal of the existing roof and other elements of the Premises and the installation of a new roof, new siding, gutters, windows, floors, furnace, water heater, cabinets, and all related electrical and piping materials and appliances on Owner's behalf for the sum of \$150,000.00. The aforesaid contractual arrangements, as amended from time to time, are herein collectively referred to as the "Contracts"

3. Claimant has furnished substantial demolition and construction labor, materials, appliances and related parts and services at the Premises pursuant to the Contracts, all of which were performed with the consent, authorization and/or knowing permission of Owner.

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4. The last day Claimant furnished labor or materials in connection with the Premises was on or about February 10, 2006. Based upon Owner's breaches of the Contract, including its willful failure to pay Claimant amounts due thereunder, Claimant is unable to complete its work.

5. After setoff for all partial payments by Owner and credits of account the balance due and owing to the Claimant for services furnished at the Premises pursuant to the Contracts is \$150,000.00. Claimant hereby claims a lien on the Premises in the sum of \$150,000.00, which represents the value of the work done at the Premises through February 10, 2005 for which payment has not been received, plus interest, attorneys' fees, and costs.

K & K DEVELOPMENT I, INC., an Illinois corporation

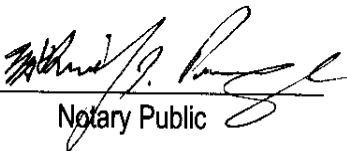
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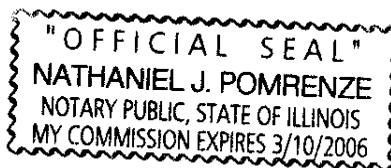
George Kouvelis, President

This affiant being first duly sworn on oath, deposes and states that he is the President of Claimant; that he has read the above and foregoing lien claim; that he has knowledge of the contents, and that the same are true.


GEORGE KOUVELIS

Subscribed and Sworn to before me this 6th day of March, 2006.


Notary Public



Document prepared by and upon recordation mailed to:

Nathaniel J. Pomrenze, Esq.
Robbins, Salomon & Patt, Ltd.
25 E. Washington Street Suite 1000
Chicago, Illinois 60602
(312) 782-9000

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EXHIBIT "A"
[Legal Description]

LOT 44 IN BLOCK 2 IN CROCKER'S RE-SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6211 South Morgan, Chicago, Illinois

P.I.N. 20-17-28-005-0000