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Prepared by, recording request by and return to:

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Doc#: 0734439090 Fee: \$19.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/10/2007 11:23 AM Pg: 1 of 5

GENERAL CONTRACTOR'S MECHANIC'S LIEN NOTICE AND CLAIM

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned Claimant, Baratunde A. Oloyede (the "Claimant"), of Oba Group, Inc., an Illinois corporation, hereby claims a mechanic's lien pursuant to the Mechanics Lien Act of the State of Illinois (770 ILCS 60 *et. seq.*) against Alice Smith (the "Owner") regarding the property commonly known as 5916 S. Sangamon Street, Chicago Illinois 60621-2116 (the "Property") and states as follows:

1. Owner now holds title to that certain real property in the County Cook, State of Illinois, to wit:

THE NORTH HALF OF LOT 45 AND ALL OF LOT 46 IN BLOCK 3 IN MIFFLIN'S SUBDIVISION OF BLOCKS 3 AND 4, IN THOMPSON AND HOLMES SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number 20-17-404-027-0000.

The Property is commonly known as 5916 S. Sangamon Street, Chicago Illinois 60621-2116.

2. On or about August 7, 2007, Owner verbally accepted Claimant's written construction proposal (attached as EXHIBIT A) and entered into an agreement (the "Contract") for the performance of certain work and the delivery of certain materials by Claimant (the "Work") for the sum of FIFTEEN THOUSAND EIGHT HUNDRED DOLLARS AND ZERO CENTS (\$15, 800.00) (the "Contract Sum").
3. On or about August 7, 2007, with knowing permission of Owner, in good faith, and to his detriment, Claimant proceeded to employ workers to improve the Property in the manner that Owner agreed, without a fully executed written contract but a contract implied in law.
4. On or about September 7, 2007, Claimant completed all of the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.
5. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property and the last of such labor and materials was

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furnished, delivered and performed, and the work contemplated under the Contract completed, on or about September 7, 2007.

6. Owner submitted the construction proposal of Claimant to Owner's insurance company for reimbursement of the construction cost and has received insurance proceeds amounting to \$14,279.00 (\$1,730.00 on August 8, 2007; \$2,380.00 on September 7, 2007; and \$10,169.00 on November 6, 2007).
7. Owner has not made any payments to Claimant and therefore has not fulfilled his obligation to Claimant.
8. Attached hereto as EXHIBIT B is Claimant's sworn statement to Owner in compliance with Section 5 of the Illinois mechanics' Lien Act (745 ILCS 60/0.01 *et. seq.*).
9. There is now justly due and owing the Claimant after allowing the Owner all credits, deductions and offsets, the sum of \$15,800.00 plus interest at the rate specified in the Illinois Mechanics Lien Act, 10% per annum from the date the Contract Sum is due.
10. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner and all persons interested therein for \$15,800.00 plus interest at the rate specified in the Illinois Mechanics Lien Act, 10% per annum from the date the Contract Sum is due, as well as court costs and reasonable attorney fees.

BABATUNDE A. OLOYEDE,
CLAIMANT

BY:

Aubrey Tucker
AUBREY A. TUCKER, ESQ.
ATTORNEY FOR CLAIMANT

STATE OF ILLINOIS

COUNTY OF COOK

CERTIFICATION

The Affiant, Babatunde A. Oloyede, being first duly sworn, on oath deposes and says he has read the foregoing Notice and Claim for Lien and knows the contents thereof: and that statements therein contained are true to the best of Affiant's knowledge.

BY:

Babatunde A. Oloyede
CLAIMANT

Subscribed and sworn to before me this 7th day of December, 2007.

Brian Doruff
NOTARY PUBLIC



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EXHIBIT "A"

PROPOSAL



DAVID'S CONSTRUCTION COMPANY

Chicago, Illinois

Pager: (312) 400-7838 • Tel: (773) 626-2765



Work Submitted To:

Name _____

Address _____

Phone _____

Work to be performed at:

Address 5916 S. SangamonChicago, IL

Start Date: _____

Finish Date: _____

We David's Construction hereby propose to furnish all materials and perform all labor necessary for completion of:

We David's Construction hereby propose to perform all labor necessary for completion of:

Job description: Replace copper plumbing for 2 full bathrooms
 Replace two toilets
 Install all new pvc pipes for plumbing
 Install two new bathroom facets
 Install two new bathroom vanities
 Install two new medicine cabinets with tile bar lights
 Install bathroom accessories i.e. towel bar, toilet tissue holder, etc.
 Hang new drywall on plumbing wall, tile, and paint

\$2700 per bathroom

Install new plumbing for hot water tank \$900
 Install new hot water tank \$650

Install new furnace with all necessary gas lines \$2000

Install new plumbing water lines for kitchen sink \$900
 Install wall and base for kitchen \$2100
 Install new range hood for kitchen \$200

Replace carpet in 3 bedrooms \$750
 Install 6 new interior doors with appropriate hardware \$1200
 Install 3 new exterior doors with appropriate hardware and door jamb \$900
 Paint 3 bedrooms and dining room \$800

Total cost to cure \$15,800

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GENERAL CONTRACTOR'S SWORN STATEMENT

STATE OF ILLINOIS

COUNTY OF COOK

EXHIBIT "B"

The undersigned, Babatunde A. Oloyede ("Contractor"), being duly sworn, on oath deposes and says that he is the President of the Oba Group, Inc., an Illinois corporation, the Contractor employed by Alice Smith ("Owner") to furnish labor and materials for the construction work performed on the property commonly known as 5916 S. Sangamon Street, Chicago Illinois 60621-2116 (the "Property"), and legally described as:

THE NORTH HALF OF LOT 45 AND ALL OF LOT 46 IN BLOCK 3 IN MIFFLIN'S SUBDIVISION OF BLOCKS 3 AND 4, IN THOMPSON AND HOLMES SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 2017-404-027-0000.

The total amount of the contract is \$15,800.00 of which I have received payment of \$0.00; that the dollar amount set opposite each such person, firm, or corporation in this Sworn Statement is the exact and total amount paid to each such person, firm, or corporation on account of labor, services, equipment, and/or materials furnished with respect to said Property; that as of this date, all work to be performed with respect to said Property by the undersigned or any suppliers or subcontractors of the undersigned or any of the persons, firms, or corporations named in the Schedule B of this Sworn Statement, has been fully accepted by the owner and completed according to the plans and specifications.


The undersigned further states that all material (except as disclosed on the schedule below) has been from his/her own stock and has been paid for in full; that there are no other contracts or subcontracts for said work outstanding, and that there is nothing due or to become due to any person for services, equipment, material, labor, or any other work done or to be done in connections with said work other than the stated on the schedule below. There are no chattel mortgages, personal property leases, conditional sale contracts or any other agreements given are now outstanding as to any fixtures, equipment, appliances or materials placed upon or installed in or upon the aforementioned premises or improvements thereon.

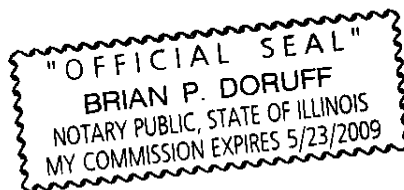
Signed this 7th day of December, 2007

Name: Babatunde A. Oloyede

By: 

Subscribed and sworn to before me this 7th day of December, 2007.

Notary Public: 



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GENERAL CONTRACTOR'S SWORN STATEMENT

NAMES, ADDRESSES, AND TELEPHONE #	TYPE OF LABOR & MATERIAL TO BE FURNISHED	AMOUNT OF CONTRACT (INCLUDING EXTRAS & CREDITS)	AMOUNT PREVIOUSLY PAID TO DATE	AMOUNT OF CURRENT REQUEST	ACCUMALATIVE RETAINAGE TO DATE	BALANCE DUE
Armando Villanueva	Drywall (labor)	\$2700.00	\$2700.00	\$0	\$0	\$0
Quentin Pinckney, 40 W. 83rd. St., Chicago, IL 60620	Heating	\$3200.00	\$3200.00	\$0	\$0	\$0
David Shepard,	Carpentry, Plumbing, Electrical	\$9,900.00	\$9,900.00	\$0	\$0	\$0
Daniel Lewis	Security Guard	\$1650.00	\$1650.00	\$0	\$0	\$0
TOTAL LABOR AND MATERIALS TO COMPLETE		\$17,450.00	\$17,450.00	\$0	\$0	\$0

RECAPITULATION

Amount of original contract	\$15,800.00	Work completed to Date:	September 7, 2007
Plus: extras to contract	\$1,650.00	Less: total retainage	\$0
Total: contract plus extras	\$1,650.00	Less: amount previously paid	\$0
Less: credits to contract	\$1,650.00	Less: amount of this request	\$0
Total: Adjusted Total Contract	\$15,800.00	Total Balance Due:	\$15,800.00