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Record at:
Eugene Moore

Cook County Recorder of Deeds
Recording Division
118 N. Clark Street, Room 120
Chicago, Illinois 60602
Phone: (312) 603-5050
Fax: (312) 603-5063

Doc#: 1127303038 Fee: \$35.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/30/2011 01:16 PM Pg: 1 of 9

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

Space Above for Recorder's Use

STATE OF ILLINOIS }
 } ss:
COUNTY OF COOK }

The claimant, ALCAZAR ENTERPRISES INC., d/b/a ALCAZAR PROPERTIES INC., an Illinois corporation (hereinafter, the "Claimant"), with an address at 47 W. Polk St., #230, Chicago, Illinois, hereby files its original contractor's claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following persons/entity(ies) (hereinafter, the "Owners") in the Real Estate:

ANNE BEGORA and MICHAEL K. BEGORA, and any other persons claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owners.

In furtherance of said mechanics lien, Claimant states as follows:

1. On November 24, 2010, and subsequently, Owners owned fee simple title to the real estate, including all land and improvements thereon (hereinafter, the "Real Estate") in Cook County, Illinois, commonly known as **12936 S. Exchange Avenue, Chicago, Illinois**, and legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

The permanent real estate tax number is 26-30-329-021-0000.

2. Claimant entered into a contract (hereinafter, the "Contract") dated on or around November 24, 2011 with Owners under which Claimant agreed to provide all necessary labor and materials required to undertake certain improvements upon the Real Estate, which improvements included but were not limited to rehabbing/repairing/replacing the Real Estate's existing bathroom(s), basement, kitchen, plumbing and roof for the original total contract amount of **\$30,675**, and

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which original Contract work is more particularly described in Exhibit B attached hereto and incorporated via reference herein.

3. The Contract was entered into by Owners in their individual capacity, and the work was performed with the knowledge and consent of Owners.

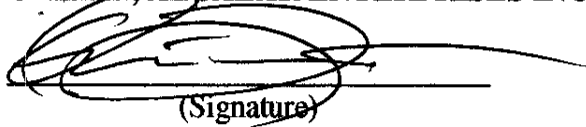
4. In addition to the work performed by Claimant under the Contract, Claimant performed certain additional work at/on the Real Estate in the amount of \$4,750 at the request of Owners and with the knowledge and consent of Owners, which additional work is more particularly described in Exhibit C attached hereto and incorporated via reference herein.

5. Claimant last performed work under the Contract on **June 3, 2011**.

6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of ~~\$25,100~~ which principal amount bears interest at the statutory 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 \$25,300 plus interest.

Dated this 30th day of September, 2011.

Claimant, ~~ALCAZAR ENTERPRISES INC.~~, by:

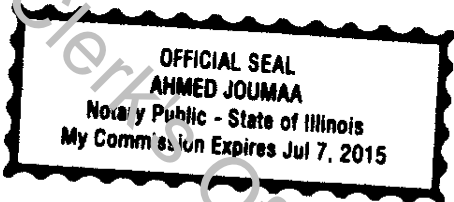


(Signature)

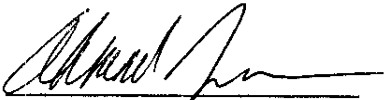
Omari Francis, President

(Printed Name & Title)

STATE OF ILLINOIS } **VERIFICATION**
 } ss:
COUNTY OF COOK }



Omari Francis, being first duly sworn on oath, states that he is president of Claimant, ALCAZAR ENTERPRISES INC., an Illinois Corporation, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.



Notary Public

My commission expires July 7, 2015



Omari Francis

Prepared by and Return to:

The Galer Firm, P.C.
225 W. Washington St., Suite 2200
Chicago, Illinois 60606

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EXHIBIT A: LEGAL DESCRIPTION

LOT 10 IN BLOCK 6 IN FORD CITY SUBDIVISION NO. 2, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART LYING SOUTHWESTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CALUMET WESTERN RAILROAD OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT B:
ORIGINAL CONTRACT WORK**

(to follow)

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A large, stylized handwritten signature in black ink is written over the diagonal watermark text. The signature is highly cursive and difficult to decipher.

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EXHIBIT C: ADDITIONAL WORK

Appliance install.....	\$500
PVC Plumbing drain install.....	\$1500
Electrical Lines.....	\$1000
Kitchen moulding and trim.....	\$1500
Laundry tub repair.....	\$250
TOTAL:	\$4,750

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ALCAZAR PROPERTIES INC.

47 W. Polk St. #230
Chicago, Illinois
773-750-4125

Anne and Michael Begora
12936 S. Exchange
Chicago
773 341 6278

Bathroom:

- Remove all wall tiles, wallboard, remove bath tub, toilet, sink, faucets, mirror glass block window
- Reframe walls in tub area to be plum, install new bath tub , new tub/shower faucet, install cement board on the walls , install green board on the walls outside the shower area, patch, sand, prime
- Install tiles on the walls in the tub area up to the ceiling and other walls up to 4 ft high from the floor
- Install tiles on the floor
- Install new exhaust fan – vented outside, install new glass block window –no vent
- Install light, toilet, vanity, sink, faucet, new GFI outlet, medicine cabinet
- Remove soffit above the tub and above the sink area, reframe as needed, install drywall where needed
- Remove all job related debris

Fixtures, vanity, sink, faucet, and tiles = \$2,800

Materials: \$2800 +1500 (construction materials) = \$4300

Total Bathroom fixtures, materials, labor, debris removal: = \$ 7,695

Basement:

- Remove stove, and fridge
- Install cut valve for gas line

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ALCAZAR PROPERTIES INC.

47 W. Polk St. #230
Chicago, Illinois
773-750-4125

Kitchen:

- Remove all existing cabinets, counter tops
- Remove all soffits
- Frame and Install drywall, where soffits were removed, patch, sand, prime
- Re-pipe for gas oven
- Remove existing flooring, install cement board on the floor, install ceramic tiles on the floor straight pattern, reinstall base shoe
- Update outlets with GFI
- Install new 42" cabinets, wall and floor same layout, extend the sink wall cabinets approx 3 ft to the dining area
- Install 2 new light fixtures
- Install new granite counter tops
- Remove all job related debris
- Remove tiles from the back stair and landing, install cement board on the landing and stairs, install ceramic tiles on the landing and stairs

42" Cabinets from Studio 41 = \$2,500

Granite counter top with back splash extension and stainless steel double sink = \$3,500
Ceramic Floor tiles, faucet, \$750

Materials: = \$ 8250

Total Kitchen, fixtures, materials, labor, debris removal: = \$11,980

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ALCAZAR PROPERTIES INC.

47 W. Polk St. #230
Chicago, Illinois
773-750-4125

Plumbing

Install new copper plumbing for entire home

Materials: \$3000

Total labor and all materials: = \$4,500

Roof:

Remove existing shingles

Install new shingles on the entire roof

Install new flashing around the chimney & vents

Remove all job related debris

Shingles & All Materials: \$4500

Total labor, shingles and all materials \$6,500

Project Total: \$30,675

Materials Total: \$20,050

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FOR SECURITY PURPOSES THIS DOCUMENT HAS VISIBLE & FLUORESCENT FIBERS & A TRUE WATERMARK HOLD TO LIGHT TO VIEW.

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CHICAGO TITLE AND TRUST COMPANY
15205 S. 84TH AVE #604
OFLAND PARK IL 60462 708/226-0700

BANK OF AMERICA, N.A.
COMMERCIAL DISBURSEMENT ACCOUNT
NORTHBROOK IL

8711203894

70-288/718

NOVEMBER 29, 2010

PAY TO THE ORDER OF **10025.00**
TEN THOUSAND TWENTY-FIVE AND 00/100 DOLLARS

FILE NO.	SUB LOCN	CHECK#
210000000	001	CF LPBAZZING

\$10,025.00

Pay TENCENTY-FIVE AND 00/100

To the Order of ALCAZAR PROPERTIES **
AND MICHAEL BEGORA & ANNE BEGORA **

Memo

⑈8711203894⑈ ⑆071923284⑆ 559⑈001027⑈7⑈

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

1938941

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