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IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS



Doc#: 1517034102 Fee: \$32.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 06/19/2015 02:46 PM Pg: 1 of 4

TO:

Jason Ragan

30220 Maries Road, Unit 341

Vienna, MO 65582

EquityBuild, Inc. c/o Ioana Saljanu 321 N. Clark Street, Ste. 2200

Chicago, Illinois 60654

7635 S. Coles Ave Investors c/o I (ard Money Company 5068 W. Plano Parkway, #300 Plano, Texas 75093

CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

The claimant, DP Capital, Inc. ("Claimant") of 906 Michigan Avenue, Fvanston, Cook County, Illinois, hereby files and records its original claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest of the following person in the Real Estate, Jason Ragan (hereafter referred to as "Owner") and EquityBuild, Inc. ("Owner's Agent"). Claimant hereby states as follows:

That as of June 26, 2014 and subsequently, Owner owned fee simple title to the Real Estate (including all land and improvements thereon) (as used herein, the "Real Estate"), which is commonly known as 7635 S. Coles Avenue in Chicago, Cook County, Illinois and legally described as follows:

Legal description attached hereto as Exhibit A
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and any person or entity claiming an interest in the Real Estate by, through, or under Owner.

Permanent Real Estate Index Number(s): 21-30-404-044-1001 21-30-404-044-1008

21-30-404-044-1002 21-30-404-044-1009 21-30-404-044-1003 21-30-404-044-1010

21-30-404-044-1003 21-30-404-044-1010 21-30-404-044-1004 21-30-404-044-1011

21-30-404-044-1005 21-30-404-044-1012

21-30-404-044-1006 21-30-404-044-1013

21-30-404-044-1007

Common address: 7635 S. Coles Avenue, Units 1A, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D and 3E, Chicago, Illinois 60654.

On May 27, 2014, Claimant made a contract (the "Contract") with Owner's Agent under which Claimant agreed to provide labor, services and materials for a project on the Real Estate for the original amount of \$415,000.00. Owner's agent was authorized to enter into the Contract for the improvement of the Real Estate.

At the request of Owner's Agent, Claimant performed additional work and/or provided additional labor and materials in the amount of \$6,080.00. Owner's Agent was authorized to request additional labor and/or materials rym Claimant.

As of April 15, 2015, the date on which Cwner's Agent terminated Claimant's access to the Real Estate, Claimant had completed work and provided materials totaling \$421,080.00. Owner and Owner's agent are entitled to credits in the amount of \$357,720.00.

As of the date of this Lien, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$63,360.00, which principal amount bears interest at the statutory rate of 10% per annum. As a result, Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$63,360.00, plus interest.

Dated: June 18, 2015

David Paul, president

DP Capital, Inc.

This document was prepared by & mail to: Joseph R. Ziccardi

Ziccardi Law Offices

77 W. Washington Street, Suite 705

Chicago, Illinois 60602

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VERIFICATION

State of Illinois)
) ss
County of Cook)

The affiant, David Paul, being first duly sworn, on oath deposes and says that he is the president of the Claimant; that he is authorized to sign this Verification to the foregoing original contractor's claim for mechanics lien, that he has read the foregoing notice and claim for lien and knows the contents thereof; and that the statements therein contained are true.

David Paul, President of Claimant

Subscribed and Sworn to before the this 18th day of June 2015.

"OFFICIAL SEAL" JOSEPH R ZICCARDI

Notary Public, State of Illinois My Commission Expires 10/29/2017 Notary Public

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Exhibit "A"

Units 1A, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D and 3E in 7635 S. Coles Avenue Condominiums, as delineated on a survey of the following described tract of land:

The southerly 50 feet of Lot 75 (as measured on the westerly line thereof) in Division 1 in Westfall's Subdivision of 208 acres, being the east ½ of the southwest 1/4, and the southwest fractional 1/4 of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded as document 0801415077, together with its undivided rest in .

Cook County Clerk's Office percentage interest in the common elements, as amended from time to time in Cook County, Illinois.