

# UNOFFICIAL COPY

## MECHANIC'S LIEN



Doc#: 1616034074 Fee: \$44.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2016 02:21 PM Pg: 1 of 3

STATE OF ILLINOIS

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COUNTY OF COOK

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**BE IT KNOWN**, that the undersigned lien claimant, AHP Global Real Estate Group, LLC located at 7777 W 159th St Suite #100, in Tinley Park located in the County of Cook in the State of Illinois with the zip code of 60477, hereby files a claim for a Mechanic's Lien against Ray Yarbrough at 7950 S Greenwood Chicago, Illinois located in the County of Cook in the State of Illinois in the zip code 60619, and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

**BE IT KNOWN** that on 04/01/2015 thru 04/1/2016, the aforementioned Owner, did own the following described real estate property located in the County of Cook, in the State of Illinois to wit:

The property being located at 7950 S Greenwood in the City of Chicago, Illinois 60619, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 20-35-105-055-0000 and the legal property description as follows:

LOT 21 IN BLOCK 110 IN CORNELL. BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26 AND THE SOUTHEAST 1/4 OF SECTION 26, (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4) AND THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING WEST OF THE I.C.R.R. AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

IN COOK  
COUNTY, ILLINOIS.

On 11/01/2014, the Lien Claimant entered into a written contract with the aforementioned Owner to manage the subject property and complete renovations of 7950 S Greenwood Chicago, IL (said Premises) for the original total sum of \$50,000.00, which became due and payable upon completion of the build and/or project services.

Upon the request of the Owner of the premises, the Lien Claimant purchased and provided additional materials and labor for requested changes and/or upgrades at the total cost of \$66,200.00.

The Lien Claimant satisfactorily completed and fulfilled its obligation to renovations of 7950 S Greenwood Chicago, IL 60620 on 04/15/2016, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project paid from monthly rent collections billed in the amount of \$6,000.00, thus leaving a balance due of \$60,200.00, which includes the cost of any additional work, if any, completed upon the request of the Owner.

CCRD REVIEW *RJ/STO*

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Lien Claimant, in good faith, provided the agreed upon labor and materials needed to renovations of 7950 S Greenwood including but not limited to drywall, paint, HVAC, windows, electrical repairs

A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore 30 days have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$60,200.00 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Illinois Statutes.

**AHP Global Real Estate Group, LLC**  
**7777 W 159th St Suite # 100**  
**Tinley Park, Illinois 60477**



(Signature)  
Gregory Perkins  
Manager

4-28-16  
\_\_\_\_\_  
(Date)

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## NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) ss.

The Affiant, AHP Global Real Estate Group, LLC, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on April 28, 2016.

**AHP Global Real Estate Group, LLC**  
7777 W 159th St Suite 100  
Chicago Illinois 60477



*[Handwritten Signature]*

(Signature)  
Gregory Perkins  
Manager



4-28-16  
(Date)

*[Handwritten Signature]*  
(Notary Signature)

Brisshette N. Brown  
(Notary Printed Name)

My commission expires on: December 22, 2017

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