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MECHANIC'S LIEN



Doc# 1703722043 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2017 11:08 AM PG: 1 OF 3

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BE IT KNOWN, that the undersigned lien claimant, MK Development Group located at 425 W North Ave, in Chicago located in the County of Cook in the State of Illinois with the zip code of 60610, hereby files a claim for a Mechanic's Lien against Craig Rupp located at 5733 North Sheridan Road, in Chicago located in the County of Cook in the State of Illinois in the zip code 60660, and hereinafter referred to as the "Owner," and Phh Holdings LLC located at 3000 Leadenhall Road, in Mount Laurel located in the County of Burlington in the State of New Jersey and the zip code of 08054 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 03/19/2015, 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 5733 North Sheridan Road, in the City of Chicago, Illinois 60660, 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 14054070151105 and the legal property description as follows:

UNIT NO. 29-A AS DELINIATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 16, 17 AND 18 (EXCEPT THE WEST 14 FEET OF SET LOTS AND EXCEPT THE NORTH 14 FEET OF LOT 16) IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO ALL THAT LAND LYING EAST OF AND ADJOINING THE PART OF LOTS 16, 17 AND 18 AFORESAID AND LYING WEST OF THE LINE ESTABLISHED BY DECREES ENTERED IN CASE NOS. 50C-1659 AND CASE NO. 50C-8385, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, SAID LINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE WHICH IS PARRALLEL TO AND 14 FEET SOUTH OF THE NORTH LINE OF LOT 16 AFORESAID, 240.74 FEET EASTERLY FROM THE EAST LINE OF NORTH SHERIDAN ROAD AS WIDENED; THENCE SOUTHERLY ALONG A STRAIGHT LINE TO THE INTERSECTION OF THE SOUTH LINE OF LOT 18 AFORESAID, EXTENDED EASTERLY AT A POINT 251.38 FEET EAST OF SAID EASTLINE OF NORTH SHERIDAN ROAD AS WIDENED, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 9487 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINIOS AS DOCUMENT 19727898; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

On 03/19/2015, the Lien Claimant entered into a written contract with the aforementioned Owner to

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complete remodel of 2 bedroom 2 bathroom residence on said Premises for the original total sum of \$137,600.00, which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to complete remodel of 2 bedroom 2 bathroom residence on the aforementioned Premises on 11/11/2016, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$30,000.00, thus leaving a balance due of \$9,981.00.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to complete remodel of 2 bedroom 2 bathroom residence at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 5 months 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 \$9,981.00 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.

MK Development Group
425 W North Ave
Chicago Illinois 60610



 (Signature)

David Mahoney
 Principal

2-6-2017

 (Date)

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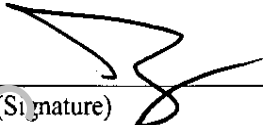
NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The Affiant, MK Development Group, 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.

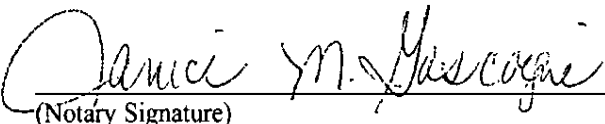
Subscribed and sworn to before me on 2/06/2017.

MK Development Group
425 W North Ave
Chicago Illinois 60610



(Signature)
David Mahoney
Principal
2-6-2017

(Date)



(Notary Signature)
JANICE M. GASCOIGNE

(Notary Printed Name)

My commission expires on: 7/19/2018

