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Doc#	1716345047 Fee \$32.00
IRHSP FEE:	\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	06/12/2017 11:46 AM PG: 1 OF 3

## Mechanic's Lien

State of Illinois

County of Cook

Notice is hereby given that on September 01, 2016, John Pignanelli, of 207 E. Ohio St #255, Chicago, Illinois 60611, a Contractor, commenced services at the Multi-Use Commercial/Residential located at 4651 N Milwaukee Ave, Chicago, in the County of Cook, State of Illinois, more specifically known and legally described as:

4651 N. Milwaukee Ave. Chicago IL 60630 PIN # 13-16-110-012-0000

Claimant claims a lien in the amount of \$35,000.00 on the Multi-Use Commercial/Residential and the premises or real estate on which it is erected or built, belonging to Svetozar Lalic whose address is 7806 N. Octavia, Niles, Illinois 60714. For satisfaction of a claim which became due on June 07, 2017, upon completion of services, for a General Contractor and Construction Manager for remodeling work more specifically identified in Attachment A.

The Claimant's original contract amount, including extras, totals \$55,000.00. To date the Claimant has received payment in the total amount of \$20,000.00, leaving a remaining balance of \$35,000.00. For this reason, Claimant claims a construction lien upon the above described real property in the amount of \$35,000.00 on the property herein described, the improvements thereon and against all persons interested thereon under the Mechanic's Lien Act, 770 IL CS 60/0.01 et sec, together with all amendments thereon.

Claimant signed a contract dated September 01, 2016 and was employed or furnished labor, services, equipment and/or materials under an agreement with Svetozar Lalic, 7806 N. Octavia, Niles, Illinois 60714.

Claimant hereby declares that there is now due the balance of \$35,000.00 which respondents neglect and refuse to pay despite requests and demands for payment. For this reason, Claimant is entitled to a lien on the property described herein and the improvements located thereon for the

*RJOK*

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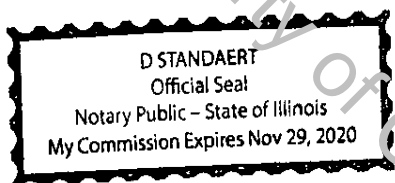
total sum of the lien claimed along with interest on the maturity of the debt as allowable according to Statute in such cases made and provided.

[Signature]  
\_\_\_\_\_  
John Pignanelli  
207 E. Ohio St #255  
Chicago, Illinois 60611

6/12/17  
\_\_\_\_\_  
Date

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This Affidavit was acknowledged before me on this 12 day of June, 2017 by John Pignanelli, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.



[Signature]  
\_\_\_\_\_  
Notary Public

Notary Public  
\_\_\_\_\_  
Title (and Rank)

My commission expires 11/29/2020

Document Prepared By:

John Pignanelli  
207 E. Ohio St #255  
Chicago, Illinois 60611

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## Attachment A

### ITEMIZATION OF SERVICES AND/OR MATERIALS

<u>Items</u>	<u>Charge</u>
Carpentry & Mgt.	\$10,167.00
Plumbing & Electrical	\$5,608.00
Painting	\$2,725.00
Flooring	\$3,000.00
AC Unit	\$7,000.00
Signage	\$6,500.00

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