

UNOFFICIAL COPY

Doc#: 1732657077 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/22/2017 11:46 AM Pg: 1 of 3

**This instrument was prepared by
and after recording should be
mailed to:**

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602
(312) 578-0410

GENERAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

THE CLAIMANT, **Triple R Construction One Call Does it All, LLC**, an Illinois limited liability company, located at 11021 S. Green Bay Avenue, Chicago, IL 60617, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Echelon Realty Investments Corp.** (the "Owner"), **Jordan Capital Financial LLC**, mortgagee, **Alfonzo and Mangelson Group, Inc.**, interested party, and any other person claiming an interest in the real estate, more fully described below, through or under the **Owner**, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: Lot 8 and the North 5 Feet of Lot 9 in Block 2 in F.P. Wilson's Subdivision of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N.s: 16-17-124-020-0000

which property is commonly known as the 817 S. Cuyler Ave., Oak Park, IL 60304.

2. That on or about November 11, 2016, **Echelon Realty Investments Corp.** contracted with Claimant to perform demolition services and to furnish labor and to rehabilitate said premises

UNOFFICIAL COPY

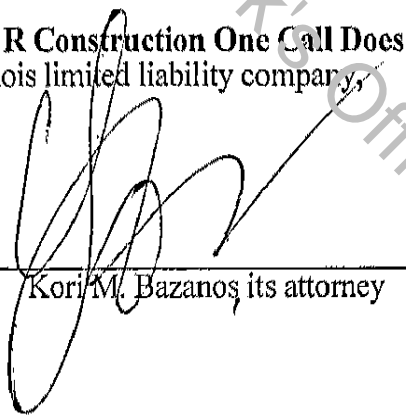
for \$137,100.00, and subsequent thereto, on or about July 17, 2017, asked Claimant to furnish and install additional underground plumbing for \$6,250 and reconfigure the framing for \$6,250.

3. That on or about September 29, 2017, the Owner wrongfully terminated Claimant's contract, thereby preventing Claimant from completing its performance under its agreement with the Owner. By the time of termination, Claimant had performed its entire scope of work except for drywall, the deck, painting, floors, appliances, kitchen granite countertops, bathroom vanities and toilets.

4. Claimant substantially completed its work under its contract, as amended, which entailed the delivery of said materials and labor.

5. That, as of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Eighty-two Thousand and no/00 Dollars (\$82,000.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owners in the real estate (including all land and improvements thereon) in the amount of **Eighty-two Thousand and no/00 Dollars (\$82,000.00)**, plus interest.

Triple R Construction One Call Does it All, LLC,
an Illinois limited liability company,

By: 
Kori M. Bazanos, its attorney

UNOFFICIAL COPY

AFFIDAVIT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

The Affiant, Victor Rivera, being first duly sworn, on oath deposes and states that he is an authorized representative of **Triple R Construction One Call Does it All, LLC**, an Illinois limited liability company,, that he has read the above and foregoing general contractor's claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: Victor Rivera
 Its Manager

SUBSCRIBED AND SWORN to
 before me this 21 day
 of November, 2017.

[Signature]
 Notary Public

