

UNOFFICIAL COPY

ORIGINAL CONTRACTOR'S
CLAIM FOR MECHANICS LIEN

Doc#: 1817218028 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2018 10:11 AM Pg: 1 of 3

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS) SS
COUNTY OF COOK)

Service Solution 4 You Inc.,
a/k/a Services Solution 4 You Inc,
Claimant

VS

Yogis Enterprise Inc.,
Vipul Patel,
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

CLAIM FOR LIEN IN THE AMOUNT OF **\$174,000.00**

THE CLAIMANT, Service Solution 4 You Inc., a/k/a Services Solution 4 You Inc, Post Office Box 1215, Des Plaines, Illinois, hereby files a claim for mechanics lien, as hereinafter more particularly stated, against the above-listed defendants and states:

THAT, at all relevant times, Yogis Enterprise Inc. and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

See Property Description on Page Three

THAT, on December 31, 2017, Claimant entered into a contract with Vipul Patel, one authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into such a contract, to perform plumbing repairs for the afore-described real property of a value of and for the sum of **\$17,300.00**

THAT, subsequent to December 31, 2017, at the request of the said Vipul Patel, and further pursuant to the said contract, Claimant agreed to perform further plumbing repairs, electrical repairs, landscaping, installation of flooring and driveway repairs for the afore-described real property of a value of and for the sum of **\$312,000.00**.

THAT, as of the date of filing of the instant instrument, Claimant's performance pursuant to the said contract is ongoing and that the last date on which Claimant heretofore furnished substantial labor and/or material for the afore-described real property pursuant to the said contract was March 10, 2018.

THAT Claimant has received **\$66,300.00** pursuant to the said contract.

UNOFFICIAL COPY

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

Page Two

THAT the value of labor and/or material required of Claimant pursuant to the said contract but to date not provided by Claimant is **\$89,000.00**, for which sum Claimant, solely for purposes of calculating a balance due and claim sum as of the date of filing of, and with respect to, the instant instrument, and reserving and not waiving the right to claim a higher sum in a separate action or with respect to a separate remedy, issues a tentative credit against the contract price.

THAT there may be other sums due Claimant pursuant to the said contract or otherwise apart from which Claimant may claim a mechanics lien.

THAT neither Yogis Enterprise Inc. nor any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant the balance of **\$174,000.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements.

T.A.N.
Tahir A. Nasir, Agent of Claimant

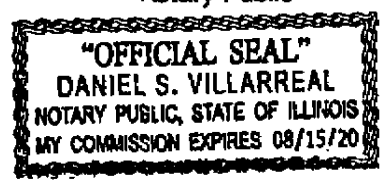
STATE OF ILLINOIS) SS
COUNTY OF COOK)

THE AFFIANT, Tahir A. Nasir, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Original Contractor's Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

T.A.N.
Tahir A. Nasir, Agent of Claimant

Subscribed and sworn to before me this 20th day of June, 2018.

Daniel S. Villarreal
Notary Public



UNOFFICIAL COPY**ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN**

Page Three

Property Description

The following-described real property comprises a single tract with a single use.

Parcel 1:

The east 168.46 feet of the west half of the east half of the northeast quarter of Section 35, Township 36 North, Range 14 east of the Third Principal Meridian, lying north of the centerline of Thornton Lansing Road (except that part condemned in Case 52 C 1338 and conveyed by Document No. 15225785 to the County of Cook), in Cook County, Illinois; and

Parcel 2:

The west 40.00 feet of Lots 21 through 28 in Block 2 (except the southwesterly 7.0 feet of Lot 21 as measured at 90° and parallel to the southwesterly line of Lot 21), all in Alles South Chicago Addition in the east half of the east half of the northeast quarter of Section 35, Township 36 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois; and

Parcel 3:

That part of Blackstone Avenue heretofore vacated as per Document No. 0825422047 in Alles South Chicago Addition in the east half of the east half of the northeast quarter of Section 35, Township 36 North, Range 14 east of the Third Principal Meridian, being 33 feet wide, lying south of the north line of said northeast quarter and lying north of the westerly prolongation of a line described as the north line of the southwesterly 7.00 feet of Lot 21, as measured at 90° and parallel to the southwesterly line of Lot 21), in said Alles South Chicago Addition, all in Cook County, Illinois; and

Parcel 4:

That part of Keegan Street heretofore vacated as per Document No. 0020941315, being 33 feet wide, lying southwesterly of the southwesterly right-of-way of the Chicago and Grand Trunk Railway of Illinois, and lying north of the west 40 feet of Lot 28 in Alles South Chicago Addition in the east half of the east half of the northeast quarter of Section 35, Township 36 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Numbers: 29-35-200-004-0000 29-35-201-031-0000

Property Address: 1650 Thornton Lansing Road, Lansing, Illinois 60438

Mail To:

Tahir A. Nasir
Service Solution 4 You Inc.
Post Office Box 1215
Des Plaines, Illinois 60017

Prepared By:

Stephen M. Goba
Illinois Document Preparation Co.
601 South Ahrens Avenue
Lombard, Illinois 60148