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1906517137

Doc# 1906517137 Fee \$32.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2019 03:05 PM PG: 1 OF 4

NAME: Bradley D. Birgé
COMPANY: Birgé & Forte, LLC
ADDRESS: 79 West Monroe Street
Chicago, Illinois 60603

CONTRACTOR'S MECHANICS LIEN CLAIM

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

The undersigned claimant, **MK Construction & Builders, Inc.**, by Marcin Kawa, Manager, of the City of Chicago, County of Cook, State of Illinois (the "Claimant"), hereby claims a Contractor's mechanics lien pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/1, *et seq.*, against **Social Realty Group Inc.** ("Owner") and **TVC Funding II, LLC** ("Lender"), and any Unknown Owners and Non-Record Claimants ("Necessary Parties") regarding the real property commonly known as 1727 W. 106th Street, Chicago, Cook County, Illinois (the "Property"), and states as follows:

1. The Owner now holds title either in fee simple or in the form of a leasehold or other financial facility, mortgage, covenant, common access easement or otherwise to the Property described as follows:

1727 W. 106th Street, Chicago, Illinois 60643

Permanent Real Estate Index Number (P.I.N.): 25-15-212-007-0000

Legal Description:

LOTS 123 AND 124 IN MARVIN'S RESUBDIVISION OF LOTS 34 TO 55 AND 55 TO 78, ALL INCLUSIVE IN THE RESUBDIVISION OF LOTS 3 TO 14 INCLUSIVE IN BLOCK 5 IN WASHINGTON HEIGHTS SECTIONS 7 AND 8, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

2. On or about May 21, 2018, Claimant was retained pursuant to a written agreement by Tammie Hankerson, the duly authorized agent, servant or employee of Owner, **Social Realty Group Inc.**, which agreement was later amended via a written Rider executed by Robert Felder, corporate secretary of **Social Realty Group Inc.**, increasing the contract price from \$99,000.00 to \$130,350.00 (the "Contract"), to perform labor and supply materials, including, but not limited, to performing demolition and concrete construction, landscaping, framing, replacement of doors and windows, roofing, plumbing, electrical, HVAC, masonry, siding, aluminum trims, railings, insulation, drywall, flooring, millwork, tiling, cabinetry, countertops, installation of appliances provided, plumbing fixtures, electrical fixtures, shower enclosure, painting and cleaning as a general contractor (the "Contracted Work") at the Property in consideration of the promise of **Social Realty Group**

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Inc., to pay the sum of \$130,350.00, but specifically excluding the responsibility to obtain building plans and permits.

3. During the course of the construction, on or about September 29, 2018, the City of Chicago issued a "Stop Work Order" due to no fault of Claimant, but due to **Social Realty Group Inc.**'s failure to obtain a correct building permit. On October 2, 2018, Robert Felder, corporate secretary of **Social Realty Group Inc.**, executed a written change order requesting Claimant to provide architectural drawings and retain a permit expeditor to obtain a City of Chicago Building permit in consideration of a lump sum payment of \$5,600.00, said change order specifically excluding City of Chicago permit fees. Thereafter, on December 20, 2018, Robert Felder, corporate secretary of **Social Realty Group Inc.**, orally requested extra work be performed by Claimant to repair storm damage including the removal of a tree limb and repair of a hole in the roof, in consideration of a payment of \$3,300.00. None of the extra work requested by Robert Felder, on behalf of **Social Realty Group Inc.**, was within the scope of the original Contract, nor due to the fault of Claimant, and **Social Realty Group Inc.** intended that Claimant be compensated for such extra work in the sum of **\$8,900.00**.

4. During the course of the construction, prior to the City of Chicago Stop Work Order, Claimant completed \$20,081.00 worth of the Contracted Work, received payments of \$15,500.00, leaving a remaining balance due and owing of **\$4,581.00** for the original Contracted Work.

5. On December 22, 2018, Claimant performed one hundred percent (100%) of all Contracted Work, it was allowed to perform, completed all extra labor, and provided all the labor, materials and services in accordance with the Contract and change orders, which were necessary to improve the Property.

6. All of the labor, materials and services furnished and delivered by Claimant were to improve the Property, and the last of such labor and materials was furnished, delivered and performed, as contemplated under the Contract, along with any extra work, on December 22, 2018.

7. There is now justly due and owing the Claimant, after allowing to the Owner all credits, deductions, payments and offsets, the amount of **\$13,481.00**, plus interest at the rate specified in the Illinois Mechanics Lien Act, since December 22, 2018.

8. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner and all persons interested therein for the outstanding amount currently due of **\$13,481.00**, after deductions of all payments and credits, plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorneys' fees.

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATION

The Affiant, Marcin Kawa, Manager of **MK Construction & Builders, Inc.**, of the City of Chicago, County of Cook, State of Illinois, being first duly sworn, on oath deposes and states he is one of the principals of **MK Construction & Builders, Inc.**, that the he has read the foregoing Contractor's Claim for Mechanics Lien and knows the contents thereof, and that the statements therein contained are true to the best of Affiant's knowledge.

By: 

Marcin Kawa, Manager of
MK Construction & Builders, Inc.

Subscribed and Sworn to Before me this 28th Day of February, 2019



Notary Public



Property of Cook County Clerk's Office

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PROOF OF SERVICE BY MAIL

I, Monica A. Forte, under penalties as provided by law pursuant to 735 ILCS 5/1-109, certify that I served this Claim for Mechanics Lien by mailing a copy certified mail, return receipt requested and restricted delivery, proper postage prepaid, to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at the U.S. Postal Service at or about 211 South Clark Street, Chicago, Illinois 60604 by 5:00 p.m. on March 6, 2019.

Date: March 6, 2019

Signed: 

Monica A. Forte

SERVICE LIST

Social Realty Group Inc.

c/o Carmen Colon, registered agent
2800 North 73rd Court, Apt. 2E
Elmwood Park, Illinois 60707

Social Realty Group Inc.

c/o Carmen Colon, president
8310 O'Connor
River Grove, Illinois 60171

Social Realty Group Inc.

c/o Robert Felder, secretary
2800 North 73rd Court, Apt. 2E
Elmwood Park, Illinois 60707

Social Realty Group Inc.

c/o Robert Felder, secretary
8310 O'Connor
River Grove, Illinois 60171

TVC Funding II, LLC

c/o Michael S. Niccolini
7101 Wisconsin Avenue, Suite 1012
Bethesda, Maryland 20814

Social Realty Group Inc.

c/o Carmen Colon, registered agent
1727 West 106th Street
Chicago, Illinois 60637

TVC Funding II, LLC

c/o John Weber
The Corporation Trust Company
1209 South Orange Street
Wilmington, Delaware 19801

TVC Funding II, LLC

c/o Paul Johannsson
Temple View Capital, LP
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Bethesda, Maryland 20814