

# UNOFFICIAL COPY



\*1920313098\*

ORIGINAL CONTRACTOR'S

Doc# 1920313098 Fee \$48.00

MECHANIC LIEN CLAIM

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/22/2019 11:41 AM PG: 1 OF 7

STATE OF ILLINOIS )  
 )ss  
COUNTY OF COOK )

(above space for recorder use)

WHEREFORE, the Property Owner (identified below), owned the Subject Property (identified below) on the Date of Contract, **January 6, 2019**.

WHEREFORE, on or about the Date of Contract, the Lien Claimant (identified below) made a contract with the Property Owner (or the agent of the same) to make the following improvements to the Subject Property: **build a garage**.

The agreement was made via **INVOICE/CONTRACT**.

WHEREFORE, the LIEN Claimant last performed work to the Subject Property on the Date of Last Substantial Work, which was **March 20s, 2019**.

WHEREFORE, the Lien Claimant: **Fully performed its obligation under the contract.**

WHEREFORE, the Property Owner:

Agreed in the initial contract to pay:	\$22,000
It's entitled to credits amounting to	\$12,000
Leaving due, unpaid, and owing to Lien Claimant	\$ 10,000
LIEN CLAIM	\$ 10,000

*Handwritten notes and signatures:*  
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NOW THEREFORE, the Lien Claimant hereby files notice and claim for lien against the Subject Property and the improvements thereupon, against the interests of the Property Owner and any Other Interest Holders (identified below).

**The "Subject Property" is the following:**

9518 Karlov Ave  
Skokie, IL 60076  
PIN: 10-15-211 058-0000

**The "Lien Claimant" is the following:**

Leader Garage Builders, Inc  
President: Tadeusz Boguszewski  
9368 Bay Colony Dr #3N  
Des Plaines, IL 60016

**The "Property Owner" is the following:**

Blue Ink Home, LLC  
Amy Mahjoory  
9518 Karlov Ave  
Skokie, IL 60076

**The "Other Interest Holders" are the following:**

All other unknown and non-record claimants.

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STATE OF ILLINOIS            )  
   )SS  
 COOK COUNTY                 )

The undersigned Affiant, being first duly sworn upon oath deposes and says that (s)he has authority to sign on behalf of the Lien Claimant; that (s)he has read the foregoing Claim of Lien, that (s)he knows the contents thereof and that all the statements therein contained are true.

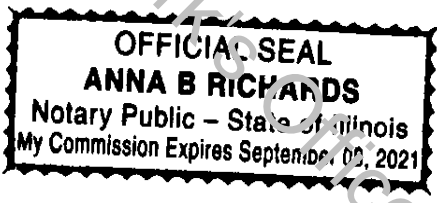
Dated: 07/19/2019

Signed: Tadeusz Boguszewski  
 Tadeusz Boguszewski, President  
 Leader Garage Builders Inc

Signed and sworn to before me this date: July 19, 2019

Anna B Richards

Mail to/Prepared by:  
 Tadeusz Boguszewski  
 9368 Bay Colony Dr #3N  
 Des Plaines, IL 60016



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## EXHIBIT A

9518 KARLOV AVE

SKOKIE, IL 60076

PIN: 10-15-212-058-0000

## LEGAL DESCRIPTION

Lot 26 in Block 2 in Ben Sears Skokie Towers, being a Subdivision of part of the Northeast  $\frac{1}{4}$  of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 10-15-212-058-0000

Commonly known as: 9518 Karlov Ave, Skokie, IL 60076

Property of Cook County Clerk's Office

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Undergaragebuilders.com Over 20 years of experience  
 DATE: 01/06/19

BLUE INK HOME S.L.C. 03-14  
 440 N WABASH AVE. AT 08  
 CHICAGO, IL 60611-7847

PAY TO THE ORDER OF: *Garage Builders* \$ 12,000.00  
*Twelve Thousand Dollars*

CHASE  
 77 Madison Chase Bank, N.A.  
 www.chase.com

PMT# 1 of 2  
 521903199

Clerk's Office

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sgm142 garage contract.pdf

**LEADER GARAGE BUILDERS**

**INVOICE/CONTRACT**

Garage Builders Inc.  
 6781 Bay Colony Dr #333  
 Oak Park, IL 60067  
 Tel: 847.834.8001  
 Fax: 847.834.7777  
 Email: info@leadergaragebuilders.com Over 24 Years of experience

Client: **MARC COV** City: **CHICAGO** State: **IL**  
 Address: **1111 N. LAUREL ST. CHICAGO, IL 60610**  
 Phone: **312.262.1111** Work Phone: **312.262.1111**

**CONCRETE**  
 Foundation: **18" x 18" x 10'**  
 Slab: **4" x 12' x 12'**  
 Footings: **12" x 12" x 4'**  
 Wall: **12" x 12" x 8'**

**FRAMING**  
 Stud: **2x4 @ 16" O.C.**  
 Joist: **2x8 @ 16" O.C.**  
 Truss: **2x10 @ 24" O.C.**  
 Roof: **1/2" OSB**  
 Sill: **4x4 @ 4' O.C.**  
 Header: **4x4 @ 4' O.C.**  
 Plate: **2x4 @ 16" O.C.**  
 Sill: **4x4 @ 4' O.C.**  
 Header: **4x4 @ 4' O.C.**  
 Plate: **2x4 @ 16" O.C.**

**DOORS**  
 Entry door: **30" x 80" 6 Panel**  
 Double lock: **✓**  
 Overhead door: **8' x 7'**  
 Overhead door: **8' x 7'**  
 Insulation: **4" battwool**  
 Springs: **Torsion or extension**  
 Top panel windows: **YES (NO)**  
 Style: **SHARPE 10 WED**  
 OPENER MODEL: **CLIMOCCLINE**  
 Remove control pcs: **✓**  
 Keyhole: **YES NO**

**ELECTRIC**  
 New line: **✓**  
 Existing line: **✓**  
 Interior outlets: **✓**  
 Interior lights: **✓**  
 Door light @ service door: **✓**  
 20 AMP breaker: **✓**

CONTRACTOR: **LEADER GARAGE BUILDERS**

Property of CO

Office

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Properly  
Co.

**Waiver of Lien to Date  
(Partial)**

ESCROW # \_\_\_\_\_

State of Illinois }  
County of \_\_\_\_\_ }

To Whom It May Concern:

WHEREAS the undersigned has been employed by Blue Ink Homes to furnish installation and remediation work for the premises known as 2118 East Ave. Slope, IL of which Blue Ink Homes is the owner;

The undersigned, for and in consideration of \$ 14,000.00 (12,000) hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to lien, under the statutes of the State of Illinois, relating to work done, with respect to and on said above-described premises, and the improvements thereon, and on the material, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Date 02/02/2019 Company Name Leader Garage Builders, Inc.  
Address 9368 Bay Colony Dr #3N Des Plaines, IL 60016

Signature and Title Tadeusz Bogusowski

**CONTRACTOR'S AFFIDAVIT**

State of Illinois }  
County of \_\_\_\_\_ }

To Whom It May Concern:

The undersigned, (Name) Tadeusz Bogusowski being duly sworn, deposes and says that he or she is (Position/Title) Owner of (Company Name) Leader Garage Builder, Inc. who is the contractor furnishing installation and remodeling work on the building located at 2118 East Ave. Slope, IL owned by Blue Ink Homes that the total amount of the contract including extras is \$ 22,000.00 on which he or she will receive payment of \$ 14,000.00 (CURRENT PAYMENT) for this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specification:

SUPPLIER INFORMATION & MATERIAL WAIVER					
NAME/ADDRESSES	WHAT FOR	CONTRACT PRICE	PREVIOUS PAYMENT	THIS PAYMENT	BALANCE TO BECOME DUE
Leader Garage Builder 9368 Bay Colony Dr #3N Des Plaines, IL 60016	New garage	\$22,000	\$0	\$14,000	\$12,000
TOTAL LABOR AND MATERIAL TO COMPLETE		\$22,000	\$0	\$14,000	\$12,000

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or any kind done or to be done same or in connection with said work other than above stated.

Date 02/02/2019 Signature Tadeusz Bogusowski

Subscribed and sworn to before me this 02nd day of February, 2019

Construction, Partial Lien Waiver

"OFFICIAL SEAL"  
M RUTKOWSKI  
Notary Public - State of Illinois  
My Commission Expires August 10, 2020

Notary Public