

# UNOFFICIAL COPY

ORIGINAL CONTRACTOR'S  
CLAIM FOR MECHANICS LIEN



Doc# 1922449201 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/12/2019 10:49 AM PG: 1 OF 3

STATE OF ILLINOIS )  
COUNTY OF COOK )

TO:

Kepler Properties, LLC - 12917 Partners

c/o Eric Miller

2990 Perryville Road

Suite 4120B

Rockford, Illinois 61107

The claimant, Wright Layne Development, LLC., an Illinois corporation (Claimant), with an address of 1016 W. Jackson, Chicago, Illinois, hereby files its original contractor's claim for mechanics lien on the Real Estate, commonly known as: 2741 W. WARREN BOULEVARD, CHICAGO, COOK COUNTY, IL 60612 (Legal Description Attached), and against the interest of the following entity in the Real Estate Owner, Kepler Properties, LLC - 12917 Partners, and any person claiming an interest in the Real Estate described by, through, or under Owner.

Claimant states as follows:

1. Since on or about May 1, 2017 and subsequently, Owner owned fee simple title to the Real Estate, including all land and improvements thereon, in Cook County, Illinois, commonly known as 2741 W. WARREN BOULEVARD, CHICAGO, COOK COUNTY, IL 60612 and legally described as follows: (Attached) Services were last furnished by Claimant to Owner on October 23, 2017.
2. Claimant made a contract (Contract) dated on or about May 1, 2017 with Owner, under which Claimant agreed to provide all necessary labor, material, and services as general contractor to rehabilitate the Real Estate, including but not limited to demolition, framing, permits, framing, and architectural plans.
3. The Contract was entered into by Claimant by JASMINE S. LAYNE, and RYAN A. STEPHENS as Owner's agent, and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized RYAN A. STEPHENS to enter into the Contract for the improvement of the Real Estate.
4. Claimant performed additional work in the amount of \$ 00.00 at the request of RYAN A. STEPHENS, as Owner's agent or as an entity authorized by Owner or knowingly permitted by Owner so that the final adjusted contract sum was \$ 54,000.00.
5. Claimant completed the work for which Claimant claims a lien on the Real Estate in the amount of \$ 32,000.00.

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6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$ 32,000.00. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$ 32,000.00.

7. Claimant revokes any waiver of rights for which Claimant has not received payment.

Dated August 10<sup>th</sup>, 2019.

Wright Layne Development, LLC

By: Jasmine Layne  
Jasmine Layne Vice-President

This document has been prepared by and after recording should be returned to:

Mitchell A. Karbin  
Karbin & Associates  
1 Northfield Plaza  
Suite 300  
Northfield, IL 60093

VERIFICATION

STATE OF ILLINOIS

COUNTY OF COOK

JASMINE LAYNE, being first duly sworn on oath, states that she is vice president of Claimant, , Wright Layne Development, LLC, an Illinois corporation, that she is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that she has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.

Jasmine Layne  
Jasmine Layne

Subscribed and sworn to before me  
this 10<sup>th</sup> day of August, 2019.

Felix Ruiz  
Notary Public

My commission expires 06/21, 2023.



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2741 W. WARREN BOULEVARD, CHICAGO, COOK COUNTY, IL 60612

Permanent Index Number 60612 – 16-12-425-010-0000

**SUB LOT 3 IN SUBDIVISION OF LOTS 11 TO 15 IN LOOMIS SUBDIVISION OF LOTS 4 TO 7, 14, 16 AND 17 (EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 16) IN TURNER'S SUBDIVISION OF LOT 4 IN WAKEMAN AND OTHERS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1885 AS DOCUMENT 647437, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office