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GENERAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN



Doc# 1924913134 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2019 03:02 PM PG: 1 OF 3

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BE IT KNOWN, that the undersigned lien claimant, GT Alternatives LLC located at 2034 N Clark St, in Chicago located in the County of Cook in the State of Illinois with the zip code of 60614, hereby files a claim for a Mechanic's Lien against FourForFive LLC located at 6409 Alishia Cir, in Las Vegas located in the County of Clark in the State of Nevada in the zip code 89130, and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on 12/05/2017, the aforementioned Owner, did own the following described real estate property located in the County of Cook, in the State of Illinois to wit:

The property being located at 6807 S Cornell Ave in the City of Chicago, Illinois 60649, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of **20-24-309-002-0000**

and the legal property description as follows:

LOTS 37 AND 38 IN BLOCK 6 IN SOUTH JACKSON PARK SUBDIVISION IN THE NORTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

On 12/05/2017, the Lien Claimant entered into a written contract with the aforementioned Owner to do plumbing, electrical, carpentry, tuckpointing, roofing, painting, windows, doors on said Premises for the original total sum of \$65,000.00, which became due and payable upon completion of the build and/or project services.

Upon the request of the Owner of the premises, the Lien Claimant purchased and provided additional materials and labor for requested changes and/or upgrades at the total cost of \$9,710.22.

The Lien Claimant satisfactorily completed and fulfilled its obligation to plumbing, electrical, carpentry, tuckpointing, roofing, painting, windows, doors on the aforementioned Premises on 05/20/2019 that was inspected and approved by building inspectors of the city of Chicago. To

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date the Lien Claimant has received a down payment toward the project build in the amount of \$19,000.00 and an additional amount of \$30,000.00, thus leaving a balance due of \$25,710.22, which includes the cost of any additional work, if any, completed upon the request of the Owner.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to do plumbing, electrical, carpentry, tuckpointing, roofing, painting, windows, doors at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 3 months have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$25,710.22 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Illinois Statutes.

GT Alternatives LLC
2034 N Clark St
Chicago Illinois 60614



(Signature)

Kalistrate Lakljani
Managing Member

9/6/19

(Date)

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NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS

)

) ss.

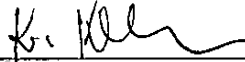
COUNTY OF COOK

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The Affiant, GT Alternatives LLC, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on September 6, 2019.

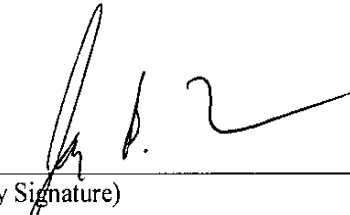
GT Alternatives LLC
2034 N Clark St
Chicago Illinois 60614



(Signature)
Kalistrate Kakhiani
Managing Member

9/6/19

(Date)


(Notary Signature)

Jay B. Lazar
(Notary Printed Name)

My commission expires on: 3/19/2023

