



1926049235

**CONTRACTOR'S CLAIM
FOR LIEN**

Doc# 1926049235 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2019 01:32 PM PG: 1 OF 4

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

The lien claimant, **OSCAR VILLAGRAN**, of **E&D CONSTRUCTION, INC.**, 135 Founders Pointe S, Bloomingdale, Illinois 60108-1440, hereby files a claim for Mechanics Lien against **EDDIE VALLE** (Owner), of **3016 N ALBANY AVE, CHICAGO, ILLINOIS 60618-6912**, who owned the following described premises:

LEGAL DESCRIPTION:

LOT 18 IN BLOCK 4 IN ALBERT WISNER'S SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3016 N ALBANY AVE, CHICAGO, ILLINOIS 60618-6912

PROPERTY IDENTIFICATION NO.: 13-25-113-037-0000

See Exhibit A attached hereto and made a part hereof.

on August 16, 2019 and states:

1. That on August 16, 2019 the lien claimant made a contract with the Owner or authorized agent of Owner, to furnish GENERAL CONSTRUCTION LABOR AND MATERIALS for the sum of \$105,940.00.
2. That on August 16, 2019, the lien claimant delivered all materials required by the contract and completed all work required to be done by the contract or is legally excused from completing such work.
3. That the Owner is entitled to receive credits on account of the above in the sum of \$25,819.54.
4. That the balance due and owing to the lien claimant is the sum of \$81,020.46, for which amount the lien claimant hereby claims a Mechanics Lien on the premises, land, and improvements:

Contractor: 

Homeowner: 

UNOFFICIAL COPY

E&D Construction Inc.

Licensed-Bonded-Insurance

General Contractor

INVOICE: 12032018-01

135 Founders Pointe S, Bloomingdale, IL 60108

Office: 847-451-4793

Fax: 847-451-4793

Mobile: 708-212-5492

Email: villagran_o@yahoo.com

Created Date: 12/03/2018

Sales Person: Oscar Villagran

Direct Phone: 708-212-5492

Email: villagran_o@villagran.com

Prepared for: Eddie Valle

Phone Number: 773-619-2887

Address of Subject Property:

3016 N Albany Ave, Chicago, IL 60618-6912

ROOFING

Remove and install (65 sheets x \$50) of new plywood \$3,250.00

DEMOLITION

Complete demolition for all areas in the house, removed all drywall, floors, insulation \$6,050.00

FRAMING

Complete new framing per Architectural Drawings on 1st-Main, and 2nd-Attic floors \$6,000.00

STRUCTURAL I-BEAM

Install new steel I-BEAM and (2) posts, (3) bottom plates per Architectural Drawings \$3,600.00

STRUCTURAL FOOTINGS

Install 18 footings (30" x 30" x 12") per Architectural Drawings \$11,400.00

PLUMBING

Install new underground plumbing per Architectural Drawings \$5,300.00

CONSTRUCTION

Back Porch: Build new back porch in accordance with Architectural Drawings \$9,000.00

Complete new framing, drywall, insulation, taping in all (3) floors \$25,000.00

Install new concrete walkway - front property line (sidewalk) to rear property line (alley) \$2,800.00

Install new siding and edges for entire house structure (Labor Only, client supplying material) \$8,000.00

Install new windows for (3) floors \$9,240.00

Garage: Installation of new roof, soffits, siding \$5,000.00

Bathroom Attic: Install new bathroom, plumbing wet wall, drywall, durock, insulation \$5,000.00

Extra Basement Bedroom: Complete the framing, insulation, electrical, door, trim finishes \$2,500.00

Stairs from 1st Floor to Basement: Complete the framing and finishes for staircase \$3,500.00

Installation of the 1st floor sliding door \$300.00

ELECTRICAL

Install new electrical connections for (2) HVAC units \$900.00

All building materials in this estimate were provided by the Contractor

All siding materials listed on this invoice were provided by the Homeowner

Completed Work Total: \$106,840.00**Payments Received -\$25,819.54****\$81,020.46**

The balance on this invoice is subject to an interest rate of 10% APR, for the remaining balance, per diem is to be calculated from the date on this invoice.

Contractor: OSCAR VILLAGRAN

Date

Homeowner: EDDIE VALLE

Date

UNOFFICIAL COPY

AFFIDAVIT

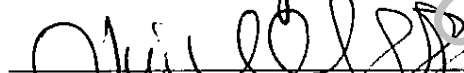
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

The affiant, **OSCAR VILLAGRAN**, being first duly sworn on oath, deposes and says that he is the President of **E&D CONSTRUCTION, INC.**, the lien claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, owing to the lien claimant is the sum of \$81,020.46; and that all the statements contained therein are true and correct.



 Affiant

Subscribed and sworn to before me this
3rd day of May, 2019.



 Notary Public



This instrument prepared by and mail to:

**E&D Construction, Inc.
 Oscar Villagran, President
 135 Founders Pointe S
 Bloomingdale, IL 60108-1440
 (708) 212-5492
 villagran_o@yahoo.com**

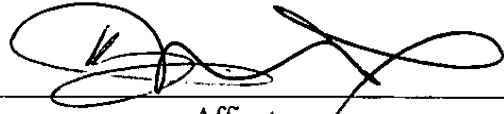
Property of Cook County Clerk's Office

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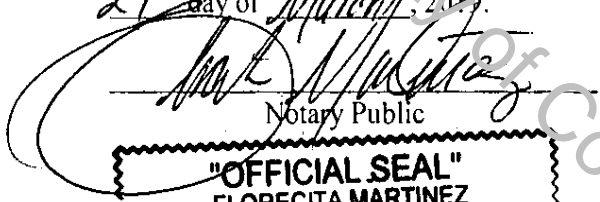
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

The affiant, **EDDIE VALLE**, being first duly sworn on oath, deposes and says that he is the homeowner., of the subject property, **3016 N ALBANY AVE, CHICAGO, ILLINOIS 60618-6912**, that he has read the foregoing notice and claim for lien and knows the contents thereof, owing to the lien claimant is the sum of \$81,020.46; and that all the statements contained therein are true and correct.

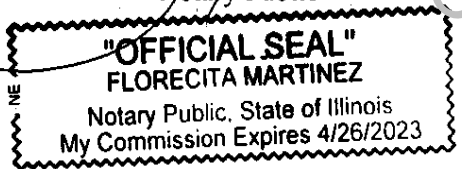


 Affiant

Subscribed and sworn to before me this
 29 day of March, 2019.



 Notary Public



This instrument prepared by and mail to:

Eddie Valle
3016 N Albany Ave
Chicago, IL 60618-6912
(773) 619-2887
eddiev2315@gmail.com

Property of Cook County Clerk's Office