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Doc# 2002206075 Fee \$45.00

NAME: Bradley D. Birgé
COMPANY: Bradley Daniel Birgé, P.C.
ADDRESS: 79 West Monroe Street
Chicago, Illinois 60603

RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. HOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 01/22/2020 02:52 PM PG: 1 OF 4

CONTRACTOR'S MECHANICS LIEN NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned claimant, **Atlas Restoration, LLC.**, by Bradley D. Birgé, attorney, of the Village of Franklin Park, County of Cook, State of Illinois (the "Claimant"), hereby claims a Contractor's mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois, 770 ILCS 60/1, *et seq.* against **Victoria Nee** ("Owner") and **Art Voytovich** and any Unknown Owners and Non-Record Claimants, regarding the property commonly known as 5046 West Wilson Avenue, Chicago, County of Cook, State of Illinois, and states as follows:

1. The Owners now hold 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:

5046 West Wilson Avenue, Chicago, Illinois 60630;

Permanent Real Estate Index Number (P.I.N.): 13-16-210-038-0000

Legal Description:

LOT 21 IN BLOCK 5 IN SUNNYSIDE ADDITION TO JEFFERSON PARK, A SUBDIVISION OF THAT OF THAT PART OF LOT 5 AND THE SOUTH 1/2 OF LOT 4 LYING NORTH EAST OF MILWAUKEE AVENUE; ALSO THAT PART OF LOT 2 LYING SOUTH WEST OF THE RAILROAD OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

2. On or about June 5, 2019, **Art Voytovich** the due authorized agent of **Victoria Nee** executed a written contract dated June 5, 2019, in which Claimant was retained by Owner, to perform work on the Property, including, but not limited to, generating repair drawings, including

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an allowance up to \$650 for City of Chicago permits, an allowance up to \$650 for permit expediter, removal of concrete staircase and section of sidewalk, installation of on helical support at each side of brick and concrete retaining walls, form and pour concrete staircase and section of removed sidewalk, and concrete porch repair from basement, (the "Contracted Work") at the Property located at 5046 West Wilson Avenue, Chicago, Illinois in consideration of the promise of **Art Voytovich** the due authorized agent of **Victoria Nee** to pay the sum of \$13,500.00, thereafter, on July 17, 2019 and October 10, 2019, **Art Voytovich** the due authorized agent of **Victoria Nee** requested Claimant to perform three additional forms of work at the Property, first, to remove and replace the slab floor in the garage in consideration of the payment of an \$8,000.00, second to remove and dispose of two additional layers of concrete, interior concrete curb and remove and replace 168 sqft of garage apron, including removal of additional apron, in consideration of a payment of \$7,477.00, and third to inject 7 linear feet of a crack in consideration of an \$350.00, plus an additional fee for a mobile sanitation receptical for \$120.00, respectively, none of the a additional work or fee was due to fault of Claimant, nor to be performed gratuitously, but in consideration of the agreement of **Art Voytovich** the due authorized agent of **Victoria Nee** to pay the additional charges, which, after giving credit for a payment of \$4,000.00 and a courtesy discount of \$3,925.00 on change order 2, leaves a balance due and owing of **\$20,970.00**.

3. On October 25, 2019 Claimant performed one hundred percent (100%) of all Contracted Work and provided all the materials under the terms of and in accordance with the specifications of the written contract in that the Claimant performed those services on the Property which were necessary to complete the drywall demolition and inspection and assessment to improve the Property.

4. All of the labor and materials furnished and delivered by Claimant was to improve the Property, and the last of such services was furnished, delivered and performed, as contemplated under the Contract, along with any extra work, on October 25, 2019.

5. There is now justly due and owing the Claimant after allowing to the Owners all credits, deductions, payments and offsets, the amount of **\$20,970.00** plus interest at the rate specified in the Illinois Mechanics Lien Act since October 25, 2019.

6. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owners and all persons interested therein for the outstanding amount currently due of **\$20,970.00**, 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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PROOF OF SERVICE BY MAIL

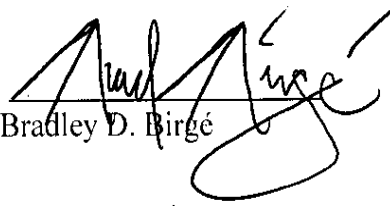
I, Bradley Daniel Birgé, certify that I served this Claim for Mechanics Lien by mailing a copy by certified mail, return receipt requested and restricted delivery to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at the U.S. Postal Service at or about 211 South Clark Street, Chicago, Illinois 60604 by 5:00 p.m. on January 23, 2020 with proper postage prepaid.

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 I, **Bradley D. Birgé**, an attorney, certifies that the statements set forth in this Proof of Service are true and correct.

Date: January 23, 2020

Signed:

Bradley D. Birgé



SERVICE LIST

Art Voytovich

5046 West Wilson Avenue
Chicago, Illinois 60630

Victoria Nee

5046 West Wilson Avenue
Chicago, Illinois 60630

Property of Cook County Clerk's Office