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CONTRACTOR'S 90-DAY NOTICE & CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The Claimant, KEFAS ELECTRIC, INC., hereby files its original contractor's claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate (Owner):

1739 JULIAN, LLC, an Illinois Limited Liability Company (Owner), ALGONQUIN STATE BANK (Lender), and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner by means of a mortgage, leasehold, liens or such similar encumbrances (Other Lien Claimants)

Claimant states as follows:

1. On or about September 19, 2019 and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (Real Estate) in Cook County, Illinois, commonly known as 1739 W. Julian St., Chicago, IL 60622, and legally described as follows:

LOT 21 IN BLOCK 7 IN MC REYNOLDS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-213-013-0000

2. Claimant entered into an oral agreement (Contract) on or about September 19, 2019 with 1739 JULIAN, LLC, Owner. Alternatively, Claimant entered into an oral agreement with Owner's agent(s) and/or General Contractor BEREZA CO., and the work was performed with the knowledge and consent of Owner; alternatively, Owner authorized BEREZA CO. to enter into the Contract with the knowledge of the Contract's contents; or, alternatively, Owner knowingly permitted BEREZA CO. to enter into the Contract in order to provide complete electrical services, including service, for a sum of \$38,317.

3. The last day of Claimant's performance or substantial performance at the foregoing Real Estate was October 29, 2020.

4. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$17,800, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$17,800 plus interest.

