UNOFFICIAL COPY

Doc#. 2101518289 Fee: \$55.00

Karen A. Yarbrough Cook County Clerk

Date: 01/15/2021 04:55 PM Pg: 1 of 2

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

Adam P. Czapulonis, Esq. 4738 N. Harlem Ave., Ste. 4 Harwood Heights, IL 60706

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

STATE OF ILLINOIS)	
) s	\$:
COUNTY OF COOK)	

The Claimant, KEFAS ELECTRIC, INC., hereby files its original contractor's claim for mechanics lien on the Real Estate (as hereign ter 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, leasthold, liens or such similar encumbrances (Other Lien Claimants)

Claimant states as follows:

1. On or about September 19, 2019 and subsequently, Covner 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 COOOK COUNTY, ILLINOIS.

PIN: 17-06-213-013-0000

- 2. Claimant entered into an oral agreement (Contract) on or about September 19, 261° 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 performace 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.

2101518289 Page: 2 of 2

UNOFFICIAL COPY

PETRO VINTONYAK,
President

VERIFICATION

STATE OF ILLIP'O'S

SS:

COUNTY OF COOK

PETRO VINTONYAK being first duly sworn on oath, states that he is President of KEFAS ELECTRIC, INC., an Illinois Corporation, and that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lied, and that the statements contained therein are true.

PETRO VINCONYAK.

President

Subscribed and sworn to before me this 1 day of 12-62-, 2020.

Notary Public

ADAM P, CZAT ULOMIS
OFFICIAL SE/L
Notary Public, State of Ulifyling
My Commission Expirus
Pebruary 26, 2024

My commission expires Feb 26, 2024.