SUBCONTRACTOR'S NOTICE AND NOFFICIAL COPY

CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS COUNTY OF COOK

Doc#. 2102139223 Fee: \$55.00

Karen A. Yarbrough Cook County Clerk

Date: 01/21/2021 02:02 PM Pg: 1 of 3

STATE OF ILLINOIS

COUNTY OF COOK

Estructuras, Inc., Claimant

VS

Avers Developers LC; GLD, Inc.;

and all other(s) owning or claiming an interest in the hereinafter-described real property,

Defendants

## NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$23,700.00

THE CLAIMANT, Estructuras, Inc., Fest Office Box 83, Glenview, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against GLD, Inc., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 1645 Birch wood Avenue, Des Plaines, Illinois, and against Avers Developers LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Avers Developers LLC and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (wore) the owner(s) of the following-described real property, to-wit:

See Property Description on Fage Three

THAT, on February 12, 2020, Claimant entered into a subcontract with 'ne said GLD, Inc., to install stairs and balconies for the afore-described real property of a value of and for the sum of \$62,250.00.

THAT Claimant has provided no additional labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract.

THAT, as of the date of execution of the instant instrument, Claimant's performance pursuant to the said subcontract is ongoing and that the last date on which Claimant heretofore furnished substantial labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract was May 14, 2020.

THAT Claimant has received \$10,000.00 pursuant to the said subcontract.

THAT the value of labor, equipment, fixtures or material required of Claimant pursuant to the said subcontract but to date not provided by Claimant is \$28,550.00, for which sum Claimant, solely for purposes of calculating a balance due and claim sum as of the date of execution of, and with respect to, the instant instrument, and reserving and not waiving the right to claim a higher sum in a separate action or with respect to a separate remedy, issues a tentative credit against the subcontract price.

## SUBCONTRACTOR'S NOTICE AND CHAIR FOR MEETINGS LIENCOPY

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THAT the said GLD, Inc., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said GLD, Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither the said GLD, Inc., nor any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant, to date, the balance of \$23,700.00, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.

STATE OF ILLINOIS

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COUNTY OF COOK

THE AFFIANT, Valentin Isasi, being first duly sworn, on oath

Valentin Isasi, Agent of Claimant

deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

Valentin Isasi, Agent of Claiman

Subscribed and sworn to before me this 2210 day or 25 CEN BE12, 2020.

"OFFICIAL SEAL"
DONATUS VAN ZINNICQ BERGMANN
Notary Public, State of Illinois
My Commission Expires 5/10/2022

Mail To:

Valentin Isasi Estructuras, Inc. PO Box 707 Forest Park, Illinois 60130 Prepared By:

Stephen M. Goba Illinois Document Preparation Co. 601 South Ahrens Avenue Lombard, Illinois 60148



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## **Property Description**

Lots 30 and 31 in Block 3 in Crawford Square, a resubdivision of Blocks 3 to 5 in Grand View, a subdivision of Blocks 1, 2 and 3 of K.K. Jones Subdivision of the south 40 acres of the north 120 acres of the southwest quarter of Section 23, Township 40 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-23-320-010-0000

3329 North Avers Avenue, Chicago, Illinois 60618 Property Address:

Property of Cook County Clark's Office