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STATE OF ILLINOIS
COUNTY OF COOK

Prepared by, recording requested by and)
returned to:)
)
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)



Doc# 2200522058 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2022 03:49 PM PG: 1 OF 3

**GENERAL CONTRACTOR'S MECHANIC'S LIEN -
NOTICE AND CLAIM
(770 ILCS 60/7)**

The undersigned (the "Claimant"), Nima Construction, Inc., of 9605 S. Meade Avenue, Oak Lawn, County of Cook, Illinois, 60453, hereby claims a mechanic's lien pursuant to the Mechanics Lien Act of the State of Illinois against Brian D. Finn, Maura A. Finn, and all other owners or entities (the "Owners") with interest in or regarding the property commonly known as 10416 S. Oakley Avenue, Chicago, County of Cook, Illinois, 60643, and states as follows:

- 1) Owners now hold title to that certain real property in the County of Cook, State of Illinois (the Property"), to wit:

Lot 21 in Block 4 in O. Rueter and Company's Beverly Hills Second Addition being a Subdivision of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The Property is commonly known as 10416 S. Oakley Avenue, Chicago, County of Cook, Illinois, 60643, with Permanent Real Estate Index Number (PIN) 25-18-109-016-0000.

- 2) On or about November 6, 2019, Claimant and Owners first entered into that certain agreement, subsequently modified by agreement of all parties ("the Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work"), eventually agreed to by all parties for the sum of One Hundred Seven

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Thousand, One Hundred Seventeen Dollars and Fifty Cents (\$107,117.50)(the “Contract Sum”).

- 3) On or about September 21, 2020, Claimant completed all of the Work under the terms of and in accordance with the Contract, as permitted by Owners, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvement of the Property.
- 4) All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and materials was furnished, delivered and performed, and the work contemplated under the Contract, as permitted by Owners, completed on or about September 21, 2020.
- 5) There is now justly due and owing the Claimant after allowing to the Owners all credits, deductions and offsets, the sum of Fifty-Seven Thousand and Seventeen Dollars and Fifty Cents (\$57,017.50), plus interest at the rate specified in the Illinois Mechanics Lien Act.
- 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 sum of Fifty-Seven Thousand and Seventeen Dollars and Fifty Cents (\$57,017.50), plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

Nima Construction, Inc.

By: 

Vincent J. Arrigo


Arrigo Law LLC

Attorney for Claimant

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CERTIFICATION

The Affiant, Marek Mictus, as authorized agent on behalf of Nima Construction, Inc., being first duly sworn, on oath deposes and says he is one of the principals of Nima Construction, Inc. (the "Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of the Affiant's knowledge.

By: 
Marek Mictus
Nima Construction, Inc.
Claimant

Subscribed and sworn before me this 12/29/21



(SEAL)


Notary Public

Khitam Elnajam
Type or Print Name

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