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MECHANICS LIEN
NOTICE



2238747837

Doc# 2238747837 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/03/2022 02:39 PM PG: 1 OF 3

STATE OF ILLINOIS }

COUNTY OF COOK }

AAA GROUP CONTRACTORS, INC., BASEL
ALSHWAIT, and ABEDMAWAF ALSHWAIT
CLAIMANTS

VS

AHMED ALKILANI, and
KAMAL WOODS
DEFENDANTS

Above Space for Recorder's use only

The claimants, **AAA GROUP CONTRACTORS, INC.**, of Chicago IL 60634, County of Cook, hereby serves a notice of lien to **AHMED ALKILANI** and **KAMAL WOODS** contractor of 132-136 East Sibley Blvd., Dolton, Cook County, Illinois, 60419 and any persons claiming an interest in the premises herein and states:

That on October 27, 2017, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **132-136 East Sibley Blvd., Dolton, Cook County, Illinois, 60419**

A/K/A: **Tax# 29-09-211-029-0000,
29-09-211-030-0000 and
29-09-211-057-0000**

Legal description

Lots 24, 25, 26 and 27 in Block 6 in Avalon Addition of the North 1/2 of Lot 1, the North 1/2 of Lot 2, the South 1/2 of Lots 1 and 3 (Except for the North 20 Acres) in Verhoeven's subdivision of Section 9, Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 132 East Sibley Blvd., Dolton, Illinois, 60419

P.I.N's.: **29-09-211-029-0000, 29-09-211-030-0000 and 29-09-211-057-0000**

and **AHMED ALKILANI** and **KAMAL WOODS** owners' and/or agent's contractor for the improvement thereof. That on or about October 27, 2017, said contractors made a contract with the claimant to rebuild and construct a carwash in said property, and that on or about October 27, 2017 the claimant completed thereunder all that was required to be done by said contract.

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INT JP

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The following amounts are due	\$176,000.00
Change Orders/Extras	\$0.00
Credits	\$0.00
Work Not Performed	\$0.00
Payments	\$0.00
Total Balance Due	\$176,000.00

leaving due, unpaid and owing to the Claimant after allowing credits, the sum of ONE HUNDRED SEVENTY-SIX THOUSAND (\$176,000.00) DOLLARS, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor, subcontractor and/or owner(s) under said contract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payments not received are hereby revoked. Acceptance of payments by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

AAA GROUP CONTRACTORS, INC.,

By: _____



Abedmawaf Alshwait
Its: President

This instrument was prepared by:

Donald H. Segel
Segel & Segel
525 W Monroe St., Ste 2360
Chicago, IL 60402
dsegel@sandslegal.com

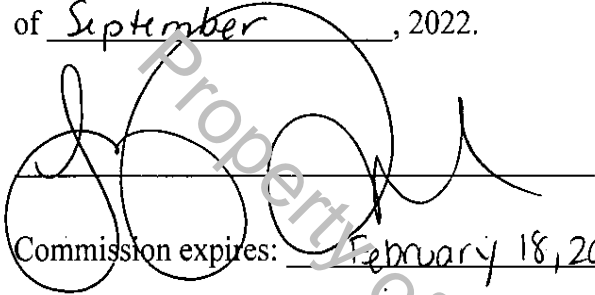
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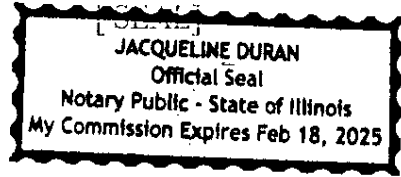
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Abedmawaf Alshwait personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses, and purposes therein set forth.

Given under my hand and official seal, this 20th day of September, 2022.


Commission expires: February 18, 2025



Segel & Segel
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Chicago, IL 60661
312-628-8740
Atty Code: 43144
dsegel@sandslegal.com

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