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Doc#: 2301833143 Fee: \$56.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2023 10:54 AM Pg: 1 of 5

CAW GROUP, INC. CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Claimant, CAW Group, Inc., an Illinois corporation ("Claimant"), with an address at 3009 West 141 Street, Blue Island, Illinois 60406, hereby files its claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entity or persons in the Real Estate:

Willie D. Bledsoe, Eddie M. Bledsoe, D.W. LeGear (collectively "Owner")

or any person claiming an interest in the Real Estate by, through, or under Owner.

Claimant states as follows:

1. On or about December 13, 2021, Owner owned fee simple title to the Real Estate, including all land and improvements thereon, in Cook County, Illinois, known as:

Property Address: 7617 South Honore, Chicago, Illinois 60620
Permanent real estate tax/identification number: 20-30-415-006-0000

Legal Attached as Exhibit A.

2. Claimant made a contract December 13, 2021 ("Contract"), with Owner under which Claimant agreed to provide all necessary labor and materials for various repairs and/or replacements on the Real Estate for the amount of \$300,000.00. A copy of which is attached hereto as Exhibit "B".

3. The Contract was entered into by Owner, and Claimant performed the work prescribed in the Contract and fulfilled each and every obligation thereunder, to the extent Claimant was not prevented, prohibited, or obstructed as a result of Owner's default thereof.


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5. Claimant last performed the work to the subject property on October 17, 2022, the date of the last substantial work.

6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits and deductions, the principal sum of \$80,000.00, plus interest at maximum statutory rate and legal fees and costs, as permitted by law. Claimant therefore claims a lien on the Real Estate in the principal amount of \$80,000.00 plus all permitted interest, fees, and costs.

Dated: January 12, 2023

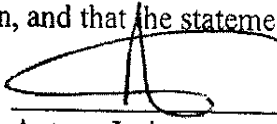
CAW Group, Inc.

By 
Antuan Irvin, its President

AFFIDAVIT/VERIFICATION

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

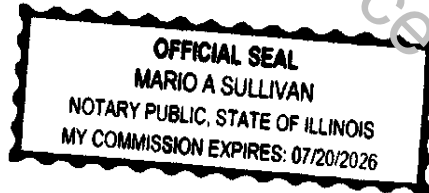
Antuan Irvin, being first duly sworn on oath, states that he is president of Claimant, CAW Group, Inc., an Illinois corporation, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.


Antuan Irvin

Subscribed and sworn to before me
this 12th day of January, 2023


Notary Public

Prepared by/Mail to:
Johnson & Sullivan, Ltd.
11 East Hubbard Street, Suite 702
Chicago, Illinois 60611



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**Exhibit A
Legal Description**

**Lot 35 in Block 14 in Englefield being a Subdivison in the Souht East 1/4 of Section 30
Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

Property of Cook County Clerk's Office

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Exhibit B

 <p>Licensed bonded & Insured Blue Island IL 60406 ADirvin@sbcglobal.net 708 698 2041</p> <p>Repair and Remodeling of Commercial and Residential Property</p>	
<p>Preferred Client Name: Eddie Mae Bledsoe/Lenny Bledsoe Address: <u>7617 S. Honore</u> City: <u>Chicago IL</u> Phone: 773 653 3836</p> <p style="text-align: center;"><u>The following work to be completed</u> Interior & Exterior</p>	
<ul style="list-style-type: none"> • Complete demo of damage roof, personal items and walls • Install Half bath on 2nd level with 2 bedrooms per plan • Frame all walls per drawing (basement, 1st and 2nd level) 5Bedrooms • Install new electrical system per drawing and to Chicago Code • Install new plumbing system(water, waste, vent) to Chicago Code • Install new HVAC system with A/C to Chicago Code • Relocate staircase to 2nd floor(UPGRADE) • R&R basement stairs(UPGRADE) • Sister 2x6 joist on 1st floor per code to hold load on 2nd level(UPGRADE) • Install insulation on exterior walls 1st/2nd and basement • Install subfloor with new hardwood floors on 1st floor • Install new windows and vinyl siding rear porch • R&R rear porch stairs to code • Install drywall, mud, tape, prime and paint (ceramic tile tub/floor area only bathrooms(install ceramic tile on kitchen floor) • Install doors, lock-sets, baseboard, casing and shoe • Install 42' kitchen cabinets with granite counter-tops/backsplash • Install toilet(3) sink(3) tubs(1) vanities(3)shower(1) • Install gutters/downspouts/fascia/soffit • Install stainless steel refrigerator/stove/hood(Customer will supply) • THIS JOB WILL REQUIRE ARCHITECTURAL DRAWINGS 	

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AND PERMITS WITH CITY OF CHICAGO INSPECTIONS	
<ul style="list-style-type: none"> • THE CAW GROUP ACCEPT THIS JOB BASE ON SOME DEPRECIATION RECOVERY 	
<ul style="list-style-type: none"> • Clean and haul debris away 	
<ul style="list-style-type: none"> • DOWN PAYMENT 	
Material & Labor Included: Total Cost: \$ <u>300,000</u>	
Balance Due Upon Completion: The above prices, specifications and conditions are satisfactory and are hereby accepted. I am authorized CAW Groups to do the work as specified. Please be aware that this is a CONTRACT : This is a binding contract by signing this form you are obligated to pay for all services rendered under this agreement. Please note: you have 3 days from the date signed to cancel this contract.	
Home Owner: <u><i>[Signature]</i></u> Date: <u>12/3-21</u> Antuan Irvin <u><i>Antuan D Irvin Sr</i></u> Date: <u>12/3/2021</u> (CAW Group)	

Cook County Clerk's Office