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Doc#. 2302410043 Fee: \$55.00

Karen A. Yarbrough Cook County Clerk

Date: 01/24/2023 09:55 AM Pg: 1 of 3

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GENERAL CONTRACTOR'S MECHANIC'S LIEN NOTICE AND CLAIM

STATE OF ILLINOIS)
)ss
COUNTY OF DUPAGE)

The undersigned of CK Developers LLC d/b/a CK Construction ("Claimant"), of Chicago, Illinois, hereby claims a mechanic's lien pursuant to the Mechanic's Lien Act of Illinois against Louis Papa a'd ("Owner") regarding the property commonly known as 733 Fennel Lane, Schaumburg, Illinois 60193 (a/k/a 733 Fennel Court, Schaumburg, Illinois 60193) ("Subject Property"), and series as follows:

- 1. Owner held and holds title to the Subject Property at all relevant times.
- 2. The Subject Property is commonly mown as 733 Fennel Lane, Schaumburg, Illinois 60193 (a/k/a 733 Fennel Court, Schaumburg, Illinois 60193), with a Permanent Index Number of 07-26-117-021-0000 and legal description as follows:

LOT 921 IN LANCER SUBDIVISION, UNIT 9, TEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSPIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAL, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOPER 17, 1975, AS DOCUMENT 2835453.

- 3. On or about August 30, 2022, Owner and Claimant entered into a certain a preement for the performance of certain work and/or delivery of certain materials by Claimant ("Work) for the total sum of forty-four thousand eight hundred dollars (\$44,800.00). On or about September 25, 2022, Owner and Claimant executed a change order form for an additional two hundred dollars (\$200.00). Therefore, the total contracted amount between Owner and Claimant was a sum of forty-five thousand dollars (\$45,000.00).
- 4. The Work consisted of a home interior remodel, including but not limited to garage concrete slab, electrical panel and lighting installation, bathroom remodels, exterior door replacements, installation of attic ventilation, and foundation repairs.

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- 5. On or about December 15, 2022, Claimant completed all of the Work, delivered all materials, and its obligations pursuant to the certain agreement.
- 6. As of January 16, 2023, Owner has an outstanding balance of four thousand six hundred eighty dollars (\$4,680.00) after all credits, deductions, and offsets from the \$45,000.00, plus interest.
- 7. Claimant now claims a lien on the Subject Property, and the improvements thereon, against the Owner and all persons interested therein for \$4,680.00 plus interest at the highest rate permitted by the Minois Mechanic's Lien Act.

Affiant, Chris Brandonisio, President of CK Developers LLC

STATE OF ILLINOIS

COUNTY OF DUPAGE

CERTIFICATION

The Affiant, Chris Brandonisio, being first duly smorn, on oath deposes and says he is one of the principals of CK Developers LLC d/b/a CK Construction; that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that the statements therein contained are true and correct to the best of Affiant's Luc wedge.

Affiam, Chas Brandonisio, President

of CK Developers LLC

SUBSCRIBED AND SWORN before me on January 16, 2023.

Notary Public (Seal)

RACHEL IRWIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 5, 2026

Prepared by:

CK Construction 1000 N. MILWAUKER, STE 203 CHICAGO, IL 60642