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NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS

COUNTY OF COOK

Doc#. 2305329179 Fee: \$55.00

Karen A. Yarbrough Cook County Clerk

Date: 02/22/2023 02:48 PM Pg: 1 of 2

MHD Builders Inc, Claimant

VS

Naomi's Estates LLC:

American LLC;

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 \$30,750.00

THE CLAIMANT, MHD Builders inc, 1378 McDaniels Avenue, Highland Park, Illinois, hereby files a notice and claim for mechanics lien, as heremafter more particularly stated, against American LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, and against Naomi's Estates LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

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

Lot 14 in Mahaffay Woods Subdivision in the northwest quarter of Section 26, Township 37 North, Range 12 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 23-26-105-013-0000

Property Address: 11918 South Winslow Road, Palos Park, Illinois 65464

THAT, on August 5, 2021, Claimant entered into a subcontract or contract, as the case may be, with American LLC and Andrew Bonsu, or either of them, American LLC being a contractor as aforesaid and Andrew Bonsu being an agent of the owner(s) of the afore-described real property and/or one authorized or knowingly permitted by the said owner(s) to enter into such a contract, to provide and install a fiberglass swimming pool for the afore-described real property of a value of and for the sum of \$122,000.00.

THAT, at the subsequent request of the said American LLC and Andrew Bonsu, or either of them, and further pursuant to the said subcontract or contract, as the case may be, Claimant provided and installed stamped concrete for the said swimming pool for the afore-described real property of a value of and for the sum of \$8,000.00.

THAT Claimant has discontinued and abandoned work pursuant to the said subcontract or contract, as the case may be, due to the failure of the said American LLC and Andrew Bonsu, or either of them, to pay to Claimant moneys justly due, and that the last date on which Claimant furnished substantial labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract or contract, as the case may be, was November 15, 2022.

THAT Claimant has received \$94.750.00 pursuant to the said subcontract.

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NOTICE AND CLAIM FOR MECHANICS LIEN

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THAT the value of labor, equipment, fixtures or material required of Claimant pursuant to the said subcontract or contract, as the case may be, but not provided due to having discontinued and abandoned work as aforesaid is \$4,500.00, for which sum Claimant, solely for purposes of calculating a balance due and claim sum 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 credit against the subcontract or contract, as the case may be, price.

THAT there may be other sums due Claimant pursuant to the said subcontract or contract, as the case may be, or otherwise apart from that for which Claimant herewith claims or may claim a mechanics lien.

THAT, after allowing all credit(s), there remains due, unpaid and owing to Claimant pursuant to the said subcontract or contract, as the case may be, the balance of \$30,750.00, 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.

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STATE OF ILLINOIS)

SS

COUNTY OF COOK

THE AFFIANT, Adam Grobelny, being first duly sworn, on oath

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.

Adam Grobelny, Agent of Claimant

Subscribed and sworn to before me this ______ day of _+Uvvo

2023.

Mail To:

Adam Grobelny MHD Builders Inc. 1378 McDaniels Avenue Highland Park, Illinois 60035 Prepared By:

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

NOTARY BUBLIO, STAIRES ILLINOIS MY COMMISSION EXPIRES 10/22/2026