

UNOFFICIAL COPY

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 hereinafter 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 60464

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.

