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Doc#: 2306746270 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2023 03:00 PM Pg: 1 of 3

Recording requested by and
after recording return to:
Magdan Construction Inc.
Address: 8450 W. Grand Ave.
City: River Grove, State: IL Zip: 60171
Phone: 708-395-5336
Fax: 866-707-2911

Prepared by:
Name: Beata Bukranova
Company: A Law Team
Address: 1600 Golf Rd., Ste 1200
City: Rolling Meadows, IL 60008
Phone: 312-218-1007

-----Above this Line for Official Use Only-----
16-05-427-027-0000; 16-05-427-017-0000

SUBCONTRACTOR'S MECHANIC'S LIEN – NOTICE AND CLAIM - CORPORATION

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned Claimant, Magdan Construction Inc., an Illinois corporation located in River Grove, County of Cook (the "Claimant"), hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against Sankofa Cultural Arts & Business Center Inc., the legal owner of the property commonly known as 5820 W. Chicago Ave., Chicago, IL 60651 (the "Owner"), Malcolm Crawford, as the Owner's agent (the "Owner's Agent"), and The Chicago Community Loan Fund, as the Owner's lender, and states as follows:

1. Owner(s) now holds title to that certain real property in the County of Cook, State of Illinois (the "Property"), to wit:

PIN: 16-05-427-027-0000; PIN: 16-05-427-017-0000

LEGAL DESCRIPTION:

PARCEL 1

LOTS 508 AND THE EAST 2.63 FEET OF LOT 505 IN AUSTIN'S 3RD ADDITION TO AUSTINVILLE, BEING A SUBDIVISION OF THE EAST 17 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOT 506 IN AUSTIN'S 3RD ADDITION TO AUSTINVILLE, BEING A SUBDIVISION OF THE EAST 17 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Property is commonly known as 5820 West Chicago Ave., Chicago, IL 60651.

PIN: 16-05-427-027-0000; PIN: 16-05-427-017-0000

2. On information and belief, prior to August 5, 2022, Owner and Owner's Agent entered into a contract for work to be performed at the Property by Owner's Agent, Malcolm Crawford, as a general contractor (the "Contract"). The Owner's Agent then entered into a subcontract(s) with

Subcontractor's Mechanic's Lien-Notice and Claim-Corporation

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Magdan Construction Inc.

- 3. On or about August 5, 2022, Claimant and Owner's Agent, entered into a written agreement ("Agreement") for the performance of certain masonry repair and restoration services, restoration of damage to parking lot, exiting fence, gate and signs, duct work system, plumbing and electrical systems, window replacement, and such other water-damage related services as fully described in the Agreement for a total sum of One Hundred Fifty Thousand Dollars (\$150,000.00).
- 4. Claimant completed Brick Veneer and Brick Lintel work at the property and supplied all labor and materials necessary for performance of its duties under the agreement for the improvements to the Property. Claimant is excused from performing the remaining work agreed to under the Agreement, due to non-payment. Claimant issued proper credit(s) for work not-completed.
- 7. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property and the last of such labor and materials was furnished, delivered and performed, and the work contemplated under the agreement(s) completed, on or about December 20, 2022.
- 8. There is now justly due and owing the Claimant after allowing to the Owner's Agent all credits, deductions and offsets, the sum of Ninety One Thousand Nine Hundred Seventy Six and 97/100 Dollars (\$91,976.97) plus interest at the rate specified in the Illinois Mechanics Lien Act and legal fees pursuant to the Agreement.
- 9. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner, the Owner's Agent, Lender, and all persons interested therein for Ninety One Thousand Nine Hundred Seventy Six and 97/100 Dollars (\$91,976.97) plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

Magdan Construction Inc.

By:

[Handwritten Signature]
Daniel Micun

President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.

CERTIFICATION

The Affiant, Daniel Micun, being first duly sworn, on oath deposes and says that he is the principals of Madgan Construction Inc. (the "Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of his knowledge.

BY:

[Handwritten Signature]

CLAIMANT, Madgan Construction Inc.
Daniel Micun, President

Signed and sworn (or affirmed) to before me on February 16, 2023 (date) by Daniel Micun.



[Handwritten Signature]

Signature of Notary Public

Subcontractor's Mechanic's Lien-Notice and Claim-Corporation

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Certificate of Service

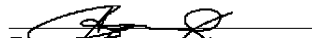
I, Beata Bukranova, hereby certify that I have delivered this day a true and correct copy of the foregoing to:

Malcolm Crawford 5820 W. Chicago Ave. Chicago, IL 60651	Sankofa Cultural Arts & Business Center Inc. c/o Lewis William Powell III 53 W. Jackson, Ste 1519 Chicago, IL 60604	The Chicago Community Loan Fund 29 E. Madison St., Ste 1700 Chicago, IL 60602
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by:

Personal Service
 Mailing a true and correct copy of same by registered or certified U.S. mail, postage prepaid, return receipt requested to A Law Team, 1600 Golf Rd., Ste 1200, Rolling Meadows, IL 60008.

So certified this the 17 day of February, 2023.


 Beata Bukranova, Attorney

7021 1970 0000 8243 4471
 7021 1970 0000 8243 4464
 7021 1970 0000 8243 3900

Property of Cook County Clerk's Office