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ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IK & Associates, Inc.,
d/b/a Kutlesa/Hernandez Architects,

Claimant,

vs.

TGL CAPITAL HOLDINGS LLC, Mr. Joe Zivkovic and Mrs. Deanna Zivkovic, 6907 NORTH LATROBE AVENUE, SKOKIE, IL, 60077 And all other(s) owning or claiming an interest in the real property described herein,

Defendant,

CLAIM FOR LIEN IN THE AMOUNT OF: \$25,000.00

The lien claimant, IK & Associates, Inc., d/b/a, Kutlesa/Hernandez Architects, of 647 Berkley Drive, Romeoville, Illinois 60446, hereby files a claim for Mechanics Lien against TGL CAPITAL HOLDINGS LLC, Mr. Joe Zivkovic and Mrs. Deanna Zivkovic, 6907 NORTH LATROBE AVENUE, SKOKIE, IL, 60077 who owns the following described premises:

THE EAST HALF OF LOTS 54, 55, 56, 57, AND THE WEST 0.25 FOOT OF LOT 58 (TAKEN AS A TRACT) IN JOHN R. WILLIAMS SUBDIVISION OF LOT 2 AND LOT 1 (EXCEPT THE NORTH 258 FEET OF THE SOUTH 390 FEET OF THE EAST 165 FEET) IN THE SUBDIVISION OF THE SOUTHEAST¼ OF THE WEST½ OF THE SOUTHWEST¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 2208 W. LAWRENCE AVE., CHICAGO, ILLINOIS 60625
TOTAL LAND AREA= 6,228 sq.ft.

Permanent Index Numbers: **1407321036**

Property Address: 2208 W. Lawrence Ave. Chicago, Illinois

on March 31st, 2023 and states:

1. That on **August 8, 2020**, the lien claimant entered into an written contract with the Client to perform architectural and engineering design, labor and services for the real property described above and for the sum and value of **\$68,000 (sixty eight thousand dollars)**



2309734016

Doc# 2309734016 Fee \$50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

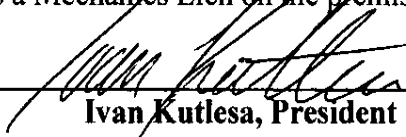
COOK COUNTY CLERK

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2. That on **March 1, 2023**, the lien claimant completed all work required to be done by the contract to the value of **\$43,000.00**.

3. That the balance due and owing to the lien claimant is the sum of **\$25,000.00** for which amount the lien claimant hereby claims a Mechanics Lien on the premises, land, and improvements.

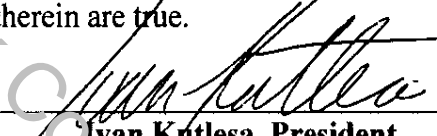


**Ivan Kutlesa, President
 IK & Associates, Inc. d/b/a
 Kutlesa/Hernandez Architects**

AFFIDAVIT

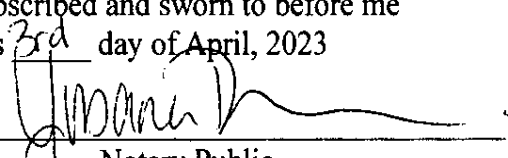
STATE OF ILLINOIS)
)
 COUNTY OF WILL) ss.

The AFFIANT, Ivan Kutlesa, being first duly sworn on oath, deposes and says that he is an authorized agent of the lien claimant, IK & Associates, Inc., d/b/a Kutlesa/Hernandez Architects, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements contained therein are true.



**Ivan Kutlesa, President
 IK & Associates, Inc. d/b/a
 Kutlesa/Hernandez Architects**

Subscribed and sworn to before me
 this 3rd day of April, 2023



 Notary Public



THIS INSTRUMENT WAS PREPARED BY:

MAIL TO ↙

Ivan Kutlesa, President
 IK & Associates, Inc. d/b/a
 Kutlesa/Hernandez Architects, Inc.
 647 Berkley Drive
 Romeoville, IL 60446
 Tel: 312-315-1746
 Fax: 815-524-3992

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CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

To All Whom It May Concern:

The undersigned, Ivan Kutlesa, being duly sworn, deposes and says:

1. That he is President of IK & Associates, Inc., d/b/a Kutlesa/Hernandez Architects, who is the contractor for the architectural and engineering design, labor and services work completed on the building located at 2208 W. Lawrence Ave. owned by Oxford Lawrence LLC 817 Elm St. Suite 205, Winnetka, IL. 60093

2. That the total amount of the contract including extras is \$68,000.00, on which the contractor has received payment of \$43,000.00 prior to this payment.

3. That all waivers are true, correct, genuine and delivered unconditionally, and that there is no claim, either legal or equitable, to defeat that validity of the waivers.

4. That the following are the names and addresses of all parties who have furnished material, labor, or services, for the work and all parties having contracts or subcontracts for specific portions of the work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all design, labor and services required to complete the work according to plans and specifications:

<i>Name and address of subcontractor or supplier</i>	<i>Name of goods or services supplied</i>	<i>Amount paid to subcontractor or supplier</i>
KCE, Ltd. (dba Kent Consulting Engineers)	Engineering Services	\$0.00
DG Structural Engineering LLC	Structural Engineering	\$0.00
Power Consulting/Michael Schiro	Electrical Engineering	\$0.00
Kutlesa/Hernandez Architects, Inc.	Architectural Services	\$25,000.00


5. That there are no other contracts for the work outstanding and that there is nothing due or to become due to any person for material, labor, or other work of any kind done or to be done on or in connection with the work other than as above stated.

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AFFIDAVIT

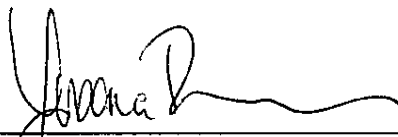
STATE OF ILLINOIS)
) ss.
 COUNTY OF WILL)

The AFFIANT, Ivan Kutlesa, being first duly sworn, on oath deposes and says that he is an authorized agent of the contractor, IK & Associates, Inc., d/b/a Kutlesa/Hernandez Architects, that he has read the foregoing Contractor's Sworn Affidavit and knows the contents thereof, and that all statements therein contained are true and complete.

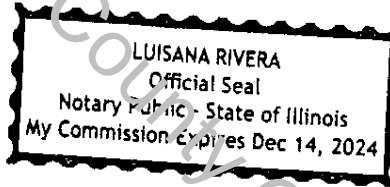


Ivan Kutlesa, President
IK & Associates, Inc. d/b/a
Kutlesa/Hernandez Architects

Subscribed and sworn to before me
 this 3rd day of April, 2023



 Notary Public



THIS INSTRUMENT WAS PREPARED BY:

Ivan Kutlesa, President
 IK & Associates, Inc. d/b/a
 Kutlesa/Hernandez Architects, Inc.
 647 Berkley Drive
 Romeoville, IL 60446
 Tel: 312-315-1746
 Fax: 815-524-3992