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Karen A. Yarbrough
Cook County Clerk
Date: 11/20/2023 10:27 AM Pg: 1 of 3

**This instrument was prepared by
and after recording should be
mailed to:**

Kori M. Bazanos
Bazanos Law P.C.
20 N. Clark St., Ste. 3300
Chicago, Illinois 60602
(312) 578-0410

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

THE CLAIMANT, **CCG Group, Inc.** located at 5151 N. McVicker Ave., Chicago, IL 60630, claims a lien against the real estate, more fully described below, and against the interest of the following persons in the real estate: **Dan P. Lagesse, Nancy A. Swanson-Lagasse, Robert F. Distefano, Pitch Studio LLC, Pitch Concepts LLC as Owner's agent, (the "Owners"), Ally Bank,** mortgagee, and any other person claiming an interest in the real estate, more fully described below, through, or under the **Owners**, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: LOT 2 IN THE SUBDIVISION OF THE SOUTH PART OF
BLOCK 2, IN SUFFERN'S SUBDIVISION OF THE
SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP
39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINs: 17-06-306-038-0000

which property is commonly known as 1122 N. Hoyne, Chicago, IL 60622.

2. On or about September 25, 2023, **Pitch Concepts LLC** contracted with Claimant to excavate and underpin the basement to said premises.

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3. That the contract between Pitch Concepts LLC and Claimant was entered into with the knowledge and consent of Pitch Studio LLC, Dan P. Lagesse, Nancy A. Swanson-Lagasse, and Robert F. Distefano.

4. That the work was performed with the knowledge and consent of the Owners.

5. In the alternative, the Owners authorized Pitch Concepts LLC to enter into the contract.

6. In the alternative, the Owners knowingly permitted Pitch Concepts LLC to enter into the contract for the improvement.

7. That on or about October 13, 2023, the Claimant substantially completed its work under its contract, which entailed the delivery of said materials and labor.

8. That, as of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of Twenty-five Thousand and 00/100 Dollars (\$25,000.00), which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owner and any other person claiming an interest in the real estate (including all land and improvements thereon) in the amount of Twenty-five Thousand and 00/100 Dollars (\$25,000.00), plus interest.

CCG Group, Inc.,
an Illinois corporation

By: 

Kori M. Bazanos, its attorney

Kori M. Bazanos
Bazanos Law P.C.
20 N. Clark St., Ste. 3300
Chicago, Illinois 60602

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AFFIDAVIT

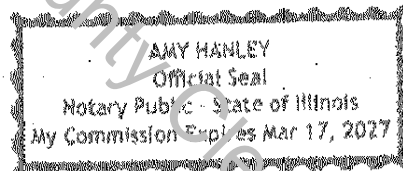
STATE OF IL)
COUNTY OF COOK) SS

The Affiant, PAUL IRWIN, being first duly sworn, on oath deposes and states that he is an authorized representative of **CCG Group, Inc.**, an Illinois corporation, that he has read the above and foregoing general contractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: Paul Irwin
MANAGER (position)

SUBSCRIBED AND SWORN to
before me this 16th day
of November, 2023.

[Signature]
Notary Public



My Commission Expires: 3-17-27