

# UNOFFICIAL COPY

Doc#: 2334813467 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/14/2023 01:04 PM Pg: 1 of 4

## CONTRACTOR'S NOTICE AND CLAIM FOR LIEN

The claimant, Pina Construction Group, Inc., of 5207 S. Honore Street, Chicago, Illinois, hereby files its Notice and Claim for Lien against Filoniki Goulas, as Trustee of the 2918 188<sup>th</sup> Place Trust dated May 20, 2022 of 781 S. Midlothian Road, Mundelein, IL 60060, Dawn Mister, of 2434 N. Hamlin Ave. Chicago, IL 60647, Mill City Mortgage Loan Trust 2019-GS1, of 1550 Ullica Ave. South, Suite 495, Minneapolis, MN 55416, Roto Rooter Services Company, of 801 Adlai Stevenson Drive, Springfield, IL 62703, Cheryl Buys LLC of 781 S. Midlothian Road, Mundelein, IL 60060, MV Realty of Illinois, LLC, 208 S. LaSalle Street, Suite 810, Chicago, IL 60604 and any tenants. The Claimant states as follows:

On or about October 19, 2023 through the date of this notice Filoniki Goulas, as Trustee of the 2918 188<sup>th</sup> Place Trust dated May 20, 2022 was the owner of the following described property and Dawn Mister at all times acted as the agent for the owner and was authorized to enter into contracts for the improvement of the premises.

LOT TWO HUNDRED SIXTEEN (216) IN GARWOOD ESTATES UNIT NO. 4 BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 2, 1963, AS DOCUMENT NUMBER 2099408, IN COOK COUNTY, ILLINOIS.

Address of Premises: 2918 188<sup>th</sup> Place, Lansing, Illinois 60438

P.I.N.: 33-06-208-009-0000

That on or about October 19, 2023 and at all relevant times the said premises was owned by Filoniki Goulas, as Trustee of the 2918 188<sup>th</sup> Place Trust dated May 20, 2022 and

# UNOFFICIAL COPY

Dawn Mister was at all times relevant acting as the agent of the owner and was authorized to enter into contracts for the improvement of the premises.

On or about October 19, 2023 the owner Filonik Goulas, as Trustee of the 2918 188<sup>th</sup> Place Trust dated May 20, 2022 through her agent, Dawn Mister made a written contract and contracted with Pina Construction Group, Inc. as an original contractor for the furnishing and supplying of construction services including, but not limited to demolition services, electrical labor, services, and materials, plumbing labor materials and services, drywall labor material and services and carpentry labor materials and services in and upon and for the building and improvements to be built on the said premises at the price of \$70,000.00.

Claimant has completed the furnishing of all work that it was allowed to complete for the construction work described above and performed construction work and provided labor, services and materials of the value of \$30,000.00.

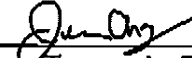
All of said materials, fixtures, labor, and services so furnished and delivered by claimant were furnished and delivered to, and used in and about, the improvement of the said premises and of said building and other improvement thereon; the last of said material, fixtures, labor, and services, was so furnished, delivered and performed and performance of said contract was completed on November 11, 2023.

There has not been any payments made to Claimant, leaving due, unpaid and owing Claimant, the sum of \$30,000.00 for which, with interest, Claimant claims a lien on said premises, land and improvements.

There is now justly due and owing claimant, for the furnishing, delivery and performance of the said material, fixtures, labor and services, as aforesaid, including all extras, after allowing all credits, deductions and setoffs, the sum of \$30,000.00, all of which remains due and unpaid.

The above named claimant now claims a lien upon the said premises and all improvements thereon, against all persons interested and also claims a lien upon the moneys or other consideration due, from said owner to said original contractor, in the sum of \$30,000.00, together with interest to which Claimant claims a lien on said premises, land and improvements.

Pina Construction Group Inc.

By:   
Juan Chavez, its President

# UNOFFICIAL COPY

State of Illinois }  
 }  
 County of Cook }

The affiant, Juan Chavez, being first duly sworn upon oath deposes and states that he is the President of the Claimant, that he has read the foregoing Contractor's Notice and Claim for Lien and knows the contents thereof, and that all statements herein are true and correct to the best of affiant's knowledge and belief. Affiant further certifies that on 12/18/23 he served this Contractor's Notice and Claim for Lien upon the following, via certified mail, return receipt requested, restricted to the addressee only, at the following addresses.

Filoniki Goulas, as Trustee of the 2918 188<sup>th</sup> Place Trust dated May 20, 2022  
 781 S. Midlothian Road  
 Mundelein, IL 60060

Dawn Mister  
 2434 N. Hamlin Ave.  
 Chicago, IL 60647

Mill City Mortgage Loan Trust 2019-GS1,  
 1550 Utica Ave. South, Suite 495  
 Minneapolis, MN 55416

Roto Rooter Services Company  
 801 Adlai Stevenson Drive  
 Springfield, IL 62703

Cheryl Buys LLC  
 781 S. Midlothian Road  
 Mundelein, IL 60060

MV Realty of Illinois, LLC  
 208 S. LaSalle Street, Suite 814  
 Chicago, IL 60604

# UNOFFICIAL COPY

Tenants  
2918 188<sup>th</sup> Place  
Lansing, IL 60438

  
\_\_\_\_\_  
Juan Chavez

Subscribed and sworn before me  
On this 13<sup>th</sup> day of December 2023

  
\_\_\_\_\_



Document prepared and mail to:

Mages & Price LLC  
1110 W. Lake Cook Road, Suite 385  
Buffalo Grove, Illinois 60089  
(847) 405-7600

Property of Cook County Clerk's Office