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Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2023 12:11 PM Pg: 1 of 4

Instrument Prepared By
And Recording Requested By:

Aleksandr Guldshadt -Owner
Evolve Construction, LLC.
4533 Van Nuys Boulevard
Suite 209
Sherman Oaks, CA 91403

Space Above For Recorder's Use

**GENERAL CONTRACTOR'S MECHANIC'S
NOTICE AND CLAIM,
(770 ILCS 60/7)**

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned (the "Claimant"), Aleksandr Guldshadt of Evolve Construction, LLC., County of Cook, hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against Robert J. Virzi and Judith Lynne Virzi, (the "Owner(s)") regarding the property commonly known as 9564 Schiller Boulevard, Franklin Park, IL 60131, County of Cook, 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:

LOTS 30, 31 AND 32 IN BLOCK 8 IN FRANKLIN PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is commonly known as 9564 Schiller Boulevard, Franklin Park, IL 60131, Permanent Real Estate Index Number: 12-27-106-033-0000.

2. On or about July 17, 2023, Claimant and Owner(s) entered into a certain agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the sum of FOUR THOUSAND SIX HUNDRED FORTY DOLLARS and 78/100 CENTS (\$4,640.78) (the "Contract Sum").

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Claim of Lien
9564 Schiller Boulevard, Franklin Park, IL 60131

3. On or about September 10, 2023, Claimant completed all of the Work under the terms of and in accordance with the Contract, in which Claimant supplied all labor, tarping services and materials necessary for performance of its duties under the Contract for the improvements to the Property.
4. All of the labor and materials furnished and delivered by Claimant were furnished 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 Contract completed, on or about September 10, 2023.
5. There is now justly due and owing the Claimant after allowing to the Owner(s) all credits, deductions and offsets, the sum of \$4,640.78 plus interest at the rate specified in the Illinois Mechanics Lien Act.
6. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner(s) and all persons interested at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorneys fees.

THE UNDERSIGNED LIEN CLAIMANT, above-identified as the Claimant, hereby files a claim for a Mechanic's Lien against the above-identified Property Owner, and all other parties having or claiming an interest in the real estate above-identified as the Property.

The Claimant contracted with the Property Owner by entering into the contract above-identified and described as the Contract. The contract was such that the Claimant would provide the above-described Services to the Property for the total cost of the contract, above-identified. The Claimant states that it did so provide the above-described Services.

The Claimant last furnished labor and/or materials to the Property on the date above-indicated.

After giving the Property Owner all just credits, offsets and payments, the balance unpaid, due and owing to the Claimant is above-identified as the Amount of Claim; for which, with interest, the Claimant claims liens on the Property and improvements.

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Claim of Lien
9564 Schiller Boulevard, Franklin Park, IL 60131



Aleksandr Guldshadt

A notary public or other officer completing this certificate verified only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On _____ before me, _____, personally appeared Aleksandr Guldshadt who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____ A see Attachment
Signature of Notary Public

Property of Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 12/14/23 before me, Brian Cortez Herrera

personally appeared Alex Sender Y Eric Shtadt
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____