

# UNOFFICIAL COPY

CONTRACTOR'S CLAIM AND 90-DAY'S NOTICE  
FOR MECHANICS LIEN

STATE OF ILLINOIS  
COUNTY OF COOK

**Barracuda Plumbing, INC.**

Claimant

---VS---

**Naomi's Estates, LLC &  
American, LLC &  
Lima One Capital LLC &  
MHD Builders, Inc &  
Unknown Owners**

Defendants



Doc# 2335634026 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2023 12:01 PM PG: 1 OF 2

The Claimant Barracuda Plumbing, Inc., of 712 N. Ardmore Ave, Villa Park, IL 60181, County of DuPage, State of Illinois hereby files a Claim for Lien against American, LLC (general contractor) & Naomi's Estates, LLC (owner) & Lima One Capital, LLC (lender) & MHD Builders, Inc. (other) & Unknown Owners of property located at common address of 11918 S. Winslow Rd., Palos Park, IL 60464, of Cook County, of the State of Illinois and states.

That on the 25th day of June 2022 Naomi's Estates, LLC was the owner of the following described land to wit:

LOT 14 IN MAHAFFAY WOODS, BEING A SUBDIVISION OF PART OF NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 29, 1940 AS DOCUMENT NO. 12570512, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 23-26-105-013-0000, VOLUME 152

**PROPERTY ADDRESS:** 11918 S. WINSLOW RD., PALOS PARK, IL 60464

Claimant entered into an agreement (Contract) on or about June 26th, 2022 with American, LLC. Alternatively, Claimant entered into an agreement with Owner and/or Owner's agent American, LLC, and the work was performed with the knowledge and consent of Owner; alternatively, Owner authorized American, LLC to enter into the Contract with the knowledge of the Contract's contents; or, alternatively, Owner knowingly permitted American, LLC to enter into the Contract in order to provide water service/sanitary sewer installation (to include but not limited to house underground to trim work, gas piping, trench drains), labor and material, for a sum of \$178,900.00 (One Hundred Seventy-Eight Thousand Nine Hundred Dollars and 00/100 Cents). 2<sup>nd</sup> day of December 2023 was the last performance day of Claimant.

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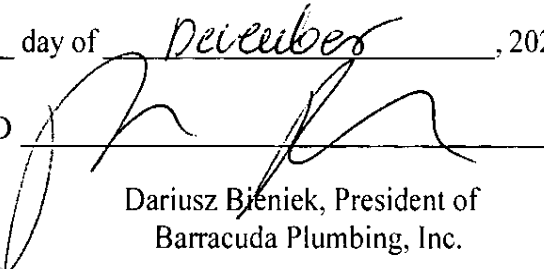
That, during the project and at various times at the special instance and request of said Contractor and/or Owner, the Claimant furnished extra and additional labor and materials at said premises (to include but not limited to additional gas and water piping at the property) for total amount of \$77,100.00 (Seventy-Seven Thousand One Hundred Dollars and 00/100 Cents).

That said Contractor entitled to credits and offsets on account being \$145,000.00 (One Hundred Forty-Five Thousand Dollars and 00/100 Cents) leaving due, unpaid, and owing to the Claimant after allowing all credits, the sum of \$111,000.00 (One Hundred Eleven Thousand Dollars and 00/100 Cents) for which, with interest, the Claimant claim a lien on said land and improvements, against said Contractor and owners.

The Affiant Dariusz Bieniek being first duly sworn on oath deposes and says, that he is President of Barracuda Plumbing, Inc. of the claimant that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

DATED at Chicago, Illinois, this 20<sup>th</sup> day of December, 2023.

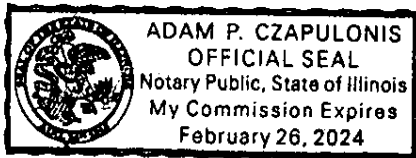
SIGNED

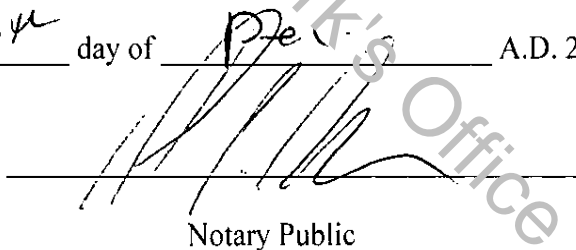
  
Dariusz Bieniek, President of  
Barracuda Plumbing, Inc.

STATE OF ILLINOIS  
COUNTY OF COOK

I, ADAM P. CZAPULONIS, a Notary Public in and for Cook County, in the State of Illinois, do hereby certify that, Dariusz Bieniek, President of Barracuda Plumbing, Inc. personally known to me be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

Subscribed and sworn to before me this 20<sup>th</sup> day of December A.D. 2023.



  
Notary Public

This instrument prepared by and mail to:  
Adam P. Czapulonis, Esq.  
5864 N. Milwaukee Ave.  
Chicago, IL 60646