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Doc#. 2403106210 Fee: \$73.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/31/2024 02:11 PM Pg: 1 of 13

STATE OF ILLINOIS,  
COUNTY OF COOK

A.T. JONES MANAGEMENT LLC

Claimant,

v.

ANJELICA L. ALLEN,

Owner(s).

## NOTICE AND CLAIM OF MECHANICS LIEN

("Claimant"):

A.T. Jones Management LLC  
5821 W. Erie St., Unit 2  
Chicago, IL 60644

("Owner(s)"):

Anjelica L. Allen  
7418 S. Kingston Ave.,  
Chicago, IL 60649

**Original Contract(s) Amount(s):** \$28,750.

**Amount of Claim:** \$22,775.

**Contract(s) Type:** Written.

**Date of Contract:** August 8, 2023.

**Last Day Services Provided:** November 14, 2023.

**Brief Statement of Labor/Services and Materials Provided:** Claimant provided materials, equipment, and labor pertaining to remodeling services at the subject property.

**Subject Property:**

7418 S. Kingston Ave.,  
Chicago, IL 60649

**Legally Described As:** THE NORTH 38.5 FEET OF LOT 15, THE NORTH 38.5 FEET OF LOT 16 IN HIGH RIDGE, BEING A SUBDIVISION OF LOTS 41 TO 52 IN THE 4<sup>TH</sup>

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DIVISION, OF SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 30, AFORESAID, ALL IN COOK COUNTY, ILLINOIS; and

P.I.N.: 21-30-116-021-0000.


The undersigned Claimant files the present claim for a mechanics lien against Owner(s), and all other parties having or claiming an interest in the real estate above-identified (the "subject property").

Claimant and Owner(s) entered into a Construction Services Contract. (Copy of Contract Attached as EX. A). Under the contract, Claimant would provide the above-described services for the subject property, in exchange for the amounts stated in the contract, plus any change orders. Claimant states that it did so provide the above-described services, including change orders requested by Owner(s), to the extent permitted by said Owner(s).

Claimant last furnished labor, equipment, and materials to the subject property on November 14, 2023.

The unpaid balance due and owing to Claimant is \$22,775.00, for which, with interest, Claimant claims its lien on the subject property and improvements.

A. T. Jones Management LLC

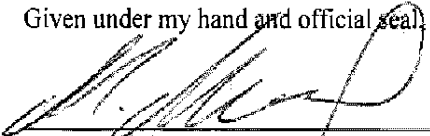
By:   
Anthony T. Jones, Jr., Managing-Member

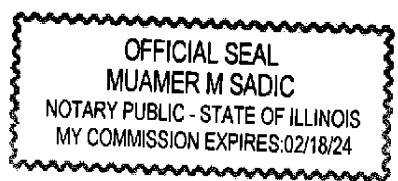
Date: January 29, 2024

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Anthony T. Jones, Jr., whose identity was proven to me on the basis of satisfactory evidence to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and voluntarily executed this instrument in his capacity as Managing-Member of Claimant, A. T. Jones Management LLC. The deponent says that he has read the foregoing Claim of Mechanics Lien and knows the contents thereof, and that the same is true upon the deponent's information, knowledge and belief.

Given under my hand and official seal, this 29<sup>th</sup> January, 2024.

  
Notary Public



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EX. A

Page 1  
 A.T Jones Management, LLC  
 5821 West Erie Street  
 Chicago, IL 60644  
 708-212-6165  
 Anthony T Jones Jr

Anjelica Allen  
 7418 South Kingston Ave,  
 Chicago, IL 60649  
 Phone: 1(347)207-6717  
 Email: anjelicalallen@gmail.com

July 21, 2023

We hereby propose to perform the labor necessary for the completion of the following:

Category	Material	Labor	Total	Description
Demo	\$800.00	\$5500.00	\$6300.00	We'll remove counter tops, light fixtures and wall around window in office.
Doors and Hardware	\$1000.00	\$600.00	\$1600.00	install basement back door, and 1x new bedroom door with locks
Fence and Gate (wood)	\$600.00	\$800.00	\$1400.00	we'll repair existing wood entry fence
Garage	\$500.00	\$600.00	\$1100.00	Install garage door opener
Hardwood Floor repair and finishing	\$800.00	\$1200.00	\$2000.00	We'll repair the flooring in Unit 1 bedrooms, hallway and living room
Home accessories	\$40.00	\$60.00	\$100.00	Install Smoke Detectors
Kitchen countertop and hardware	\$600.00	\$400.00	\$1000.00	Install counter tops for kitchen and hardware for cabinets for 2nd floor Unit 1
Lighting	\$1700.00	\$800.00	\$2500.00	We'll update 9x light fixtures
Painting	\$2000.00	\$4000.00	\$6000.00	We'll paint the entire home, ceilings, trim and walls
Plumbing	\$500.00	\$1500.00	\$2000.00	repair leaking main valve
Tile Install	\$1000.00	\$1500.00	\$2500.00	We'll tile bathroom shower around tub.
Wall repair (outside)	\$900.00	\$700.00	\$1600.00	

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Chicago, IL 60644  
708-212-6165  
Anthony T Jones Jr

Category	Material	Labor	Total	Description
Window Wall Repair interior	\$250.00	\$400.00	\$650.00	We'll demo window wall and install new drywall and paint
<b>Total</b>	<b>\$10690.00</b>	<b>\$18060.00</b>	<b>\$28750.00</b>	

All material is guaranteed to be as specified, and the above work to be performed and completed in a substantial workman like manner for the sum of \$28,750

We will remove all trash from property!

Respectfully submitted: 

Note-this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above

Signed by: 

Signature \_\_\_\_\_

Date 08-08-2023

Signature \_\_\_\_\_

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## Certificate Of Completion

Envelope Id: 0320B7A560C544AF865C802D269DB5CD  
 Subject: Complete with DocuSign: Anjelica Allen Estimate 08-08  
 Source Envelope:  
 Document Pages: 2 Signatures: 1  
 Certificate Pages: 7 Initials: 0  
 AutoNav: Enabled  
 EnvelopeId Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:  
 Tara Singleton  
 3940 N Ravenswood Ave  
 Chicago, IL 60613  
 tara.singleton@rate.com  
 IP Address: 165.225.60.211

## Record Tracking

Status: Original  
 8/8/2023 12:18:30 PM  
 Holder: Tara Singleton  
 tara.singleton@rate.com

Location: DocuSign

## Signer Events

Anjelica Allen  
 anjelicalallen@gmail.com  
 Security Level: Email, Account Authentication  
 (None)

## Signature



Signature Adoption: Drawn on Device  
 Using IP Address: 166.205.124.82  
 Signed using mobile

## Timestamp

Sent: 8/8/2023 12:20:47 PM  
 Viewed: 8/8/2023 1:43:18 PM  
 Signed: 8/8/2023 1:43:32 PM

Electronic Record and Signature Disclosure:  
 Accepted: 8/8/2023 1:43:18 PM  
 ID: 8f92044d-78e0-4df3-ac16-3381aaa36fda

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Anthony Jones  
 anthony@atjonesmanagement.com  
 A.T Jones Management  
 Security Level: Email, Account Authentication  
 (None)



Sent: 8/8/2023 12:20:46 PM  
 Viewed: 8/8/2023 11:23:59 PM

Electronic Record and Signature Disclosure:  
 Not Offered via DocuSign

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent	Hashed/Encrypted	8/8/2023 12:20:47 PM
Certified Delivered	Security Checked	8/8/2023 1:43:18 PM
Signing Complete	Security Checked	8/8/2023 1:43:32 PM
Completed	Security Checked	8/8/2023 1:43:32 PM

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**Payment Events**

**Status**

**Timestamps**

**Electronic Record and Signature Disclosure**

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**Communications In Writing.**

All Communications, either electronic or paper format, from us to you will be considered "in writing." You should print or download for your records a copy of this Agreement and any other Communication that you deem important.

**Scope Of Communications To Be Provided Electronically**

We may provide you with any Communications that we may choose to make available in electronic format, to the extent allowed by law, and that we may discontinue sending you paper Communications, unless and until you withdraw your consent as described below. You consent to receive electronic Communications and transactions includes, but is not limited to:

- All legal and regulatory disclosures and communications associated with your loan application with the Company.
- All required authorizations, acknowledgements, and other documents that may be required to be provided to you or made available to you during the course of our relationship with you.
- All other communications about products and services available through the Company and its affiliates.
- Notices and disclosures about a change in the terms and conditions associated with the products and services available through the Company.
- Privacy policies and notices.

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## **Method Of Providing Communications To You In Electronic Format.**

All Communications that we provide to you in electronic form will be provided either: (1) via email; (2) by access to a website that we will designate in an email notice we send to you at the time the information is available; (3) by access to a website that we will generally designate in advance for such a purpose, to the extent permitted by law; or (4) by requesting that you download a PDF file containing the Communication.

## **Getting Paper Copies**

We will not send you a paper copy of any Communication unless you request it or we otherwise deem it necessary. At any time, you may request from us a paper copy of any record provided or made available electronically to you by the Company. You can obtain a paper copy of an electronic Communication by printing it yourself or by requesting that we mail you a paper copy, provided that such request is made within a reasonable period of time after we have provided you the electronic Communication. You may obtain a paper copy by submitting such a request via email or telephone to your loan originator. We reserve the right, but assume no obligation, to provide a paper copy of any Communication (in lieu of an electronic version) that you have authorized us to provide electronically.

## **Withdrawing Your Consent**

If you decide to receive Communications from us electronically, you may at any time change your mind and tell us that thereafter you want to receive the Communications only in paper format.

## **Via Email:**

To inform us that you no longer want to receive Communications in electronic format, you may send us an e mail to [compliance@rate.com](mailto:compliance@rate.com) and in the body of such request you must state your e mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.

## **Via DocuSign:**

To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures



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electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

## **Via US Postal Service:**

Guaranteed Rate, Inc Attn: Compliance 3940 N Ravenswood Ave Chicago, IL 60613

The consequences of your withdrawing consent for electronic Communications will be that transactions may take a longer time to process. By not providing your consent, you may not be eligible for a Digital Mortgage credit, if applicable. Any withdrawal of your consent to receive electronic Communications will be effective only after we have a reasonable period of time to process your withdrawal.

## **Consequences Of Changing Your Mind**

If you elect to receive required Communications only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required Communications to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper Communications.

## **How To Update Your Records**

It is your responsibility to provide us with true, accurate, and complete email address, contact, and other information related to this transaction and this Agreement, and to maintain and update promptly any changes in this information. To update information (such as your email address), contact your loan officer or send an email message to us at [dnc@guaranteedrate.com](mailto:dnc@guaranteedrate.com) and in the body of such request you must state: your previous e mail address, your new e mail address and any other relevant update.

## **Federal E Sign Consent**

You acknowledge and agree that your consent to electronic Communications is being provided in connection with a transaction affecting interstate commerce that is subject to federal Electronic Signatures in Global and National Commerce Act, and that you and we both intend

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that the Act apply to the fullest extent possible to validate our ability to conduct business with you electronically.

## Required Hardware And Software

In order to access, view, and retain electronic Communications that we make available to you, you must have:

Personal Computer:	A personal computer (PC: Pentium 120 Hhz or higher; for Macintosh: Power Mac 9500Power PC  604 processor 120 MHz base or higher)
Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X with a telecommunications connections to the internet capable of receiving, accessing, displaying, and either: printing or storing Communications received electronically via plan text-format or by access to our website using one of the browsers listed below.
Browsers:	Final release versions of Internet Explorer® 10.0 or above (Windows only); Mozilla Fire fox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only).
PDF Reader:	Reader: Acrobat® or similar software may be required to view and print PDF files.
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies  Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection.
Email Account	An email account with an Internet Service Provider and email software
Sufficient Storage	Sufficient electronic storage capacity on your computer's hard drive or other data storage unit

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\*\* These minimum requirements are subject to change. If these requirements change, you will be asked to re accept this Agreement. Pre release (e.g. beta) versions of operating systems and browsers are not supported.

## **Acknowledging Your Access And Consent To Receive Materials Electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic Communications that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving Communications exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I Agree' or the 'I/We Agree' button within the email request received or by clicking Continue if in our DocuSign electronic document system

By checking the 'I Agree' or the 'I/We Agree' button or by clicking Continue, I confirm that:

- I/We can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I/We can print on paper the disclosure or save or send the disclosure to a place where I/We can print it, for future reference and access; and

Until or unless I notify Guaranteed Rate, Inc as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Guaranteed Rate, Inc during the course of my relationship with you.

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 A.T Jones Management, LLC  
 5821 West Erie Street  
 Chicago, IL 60644  
 708-212-6165  
 Anthony T Jones Jr

Anjelica Allen  
 7418 South Kingston Ave,  
 Chicago, IL 60649  
 Phone: 1(347)207-6717  
 Email: anjelicalallen@gmail.com

December 04, 2023

We hereby propose to perform the labor necessary for the completion of the following:

Category	Material	Labor	Total	Description
Appliances		\$520.00	\$520.00	Client asked to purchase Refrigerator for Unit 2
Demo		\$600.00	\$600.00	Demo Existing Porch on east side of property
Door (Ext)		\$300.00	\$300.00	Removed insulation from around basement door
Doors and Hardware			\$0.00	Please credit client \$1000.00, we were able clean basement door.
Electrical		\$375.00	\$375.00	Installed 3 outlets in unit 1 living room and garage
Kitchen Fixture		\$75.00	\$75.00	Installed new faucet for unit 1 Kitchen
Masonry		\$400.00	\$400.00	We patched and repaired damage brick on porch half wall.
Painting		\$285.00	\$285.00	We painted 5x doors in unit 1
Plumbing		\$300.00	\$300.00	Installed PVC drain trap for kitchen sink
Quarter Round		\$500.00	\$500.00	We installed quarter round finishing in unit 1
Roofing		\$400.00	\$400.00	We patched shingles on garage roof
Shower Fixture		\$120.00	\$120.00	Installed new shower head for unit 1 bathroom
<b>Total</b>	<b>\$0.00</b>	<b>\$3875.00</b>	<b>\$3875.00</b>	

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Page 2  
A.T Jones Management, LLC  
5821 West Erie Street  
Chicago, IL 60644  
708-212-6165  
Anthony T Jones Jr

All material is guaranteed to be as specified, and the above work to be performed and completed in a substantial workman like manner for the sum of \$3,875

We will remove all trash from property!

Respectfully submitted: \_\_\_\_\_

*Note-this proposal may be withdrawn by us if not accepted within 10 days.*

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

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