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Doc#: 2404006103 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2024 10:39 AM Pg: 1 of 3

Instrument Prepared By,
recording requested by and
return to:

:

✓ Aleksandr Guldshadt-Owner
Evolve Construction, LLC.
4533 Van Nuys Boulevard, Suite 101
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 Marcos Perez and Margarita Perez (the "Owner(s)") regarding the property commonly known as 2702 S. Ridgeway Avenue, Chicago, IL 60623, 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:

LOT 52 IN WILKINS SUBDIVISION OF BLOCK 7 IN STEELE'S SUBDIVISION 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

This property is commonly known 2702 S. Ridgeway Avenue, Chicago, IL 60623 Permanent Real Estate Index Number: 16-26-312-024-0000.

2. On or about July 20, 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 SIXTEEN

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Claim of Lien
2702 S. Ridgeway Avenue, Chicago, IL 60623

THOUSAND EIGHT HUNDRED SIXTY-SEVEN DOLLARS and 90/100 CENTS (\$16,867.90) (the "Contract Sum").

3. On or about October 10, 2023, Claimant completed all of the Work under the terms of and in accordance with the Contract, in which Claimant supplied all labor, mitigation services, 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 list of such labor and materials was furnished, delivered and performed, and the work contemplated under the Contract completed, on or about October 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 \$16,867.90 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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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 02/05/2024 before me Brian Cortez Herrera, Notary Public, 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

Signature of Notary Public

