

# UNOFFICIAL COPY

Doc#: 2405241246 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/21/2024 03:41 PM Pg: 1 of 3

Instrument Prepared By  
And Recording Requested By:

Aleksandr Guldshadt-Owner  
WD Contractor Services  
4355 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 WD Contractor Services, County of Cook, hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against Oscar Brown (the "Owner(s)") regarding the property commonly known as 645 North Turnbull Street, Chicago, IL 60624, 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 43 in B.L. Anderson's Subdivision of Block 8 in Harding's Subdivision of the West 1/2 of the Northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

This property is commonly known as 645 North Turnbull Street, Chicago, IL 60624, Permanent Real Estate Index Number: 16-11-211-004-0000.

2. On or about September 2, 2023, Claimant and Owner(s) entered into a certain

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Claim of Lien  
645 North Turnbull Street, Chicago, IL 60624

agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the sum of FIVE THOUSAND FOUR HUNDRED TWO DOLLARS and 99/100 CENTS (\$5,402.99) (the "Contract Sum").

3. On or about October 16, 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 October 16, 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 \$5,402.99 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  
645 North Turnbull Street, Chicago, IL 60624

  
\_\_\_\_\_  
Aleksandr Guldshtadt

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 02/06/2021 before me, Brian Cortez Herrera, Notary Public, personally appeared Aleksandr Guldshtadt 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

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