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Doc# 2407510018 Fee \$45.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/15/2024 12:36 PM
PAGE: 1 OF 4

MECHANIC'S LIEN:

NOTICE

STATE OF ILLINOIS }
 }
COUNTY OF COOK }

AFP ELECTRICAL

CLAIMANT

-VS-

**SPRINGFIELD 101 LLC, SIERRA GENERAL CONSTRUCTION and
VASYL CONSTRUCTION INC. AND YAZ OJ GENERAL CONSTRUCTION
INC.**

DEFENDANT(S)

The claimant AFP ELECTRICAL, of 3011 S Kostner Ave. Chicago, IL County of Cook, hereby serves a notice for lien against SPRINGFIELD 101 LLC, SIERRA GENERAL CONSTRUCTION and YAZ OJ GENERAL CONSTRUCTION and in his claim, states as follows:

That on or about 09/18/2023, SPRINGFIELD 101 LLC owned the following describe property and land in the County of Cook, State of Illinois to wit:

Street Address: 924 W Wrightwood, Chicago, IL 60614: with a legal description as follows:

A/K/A:

ITEM 1: UNIT A IN THE 924 WRIGHTWOOD CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF DOCEMENT NUMBER 2963388, AS AMENDED FROM TIME TO TIME.

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ITEM 2: AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING PREMISES: LOT 19 AND LOT 20 IN BLOCK 2 IN H. BEST'S SUBDIVISION OF THE EAST ½ OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

A/KA: 14-29-412-050-1001

and SIERRA GENERAL CONSTRUCTION AND YAZ OJ GENERAL CONSTRUCTION were the owner's contractors for the improvement thereof. That on or about 09/15/2023, said contractor made a subcontract with the claimant to provide electrical and other miscellaneous improvements to the subject property, and that on or about 11/17/2024 the claimant completed all the electrical work and repairs that was to be completed as required by said contract.

The contracted amount for the entire scope of the work was \$9,300.00 of which Defendant Sierra General Construction paid \$5,300.00 on the contract: The remaining \$4,000.00 has been due and unpaid by any of the defendants after formal demand for payment was made.

Contract	\$9,300.00
Payment	\$5,300.00
Total Balance Due	\$4,000.00

Leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Four Thousand (\$4,000.00) Dollars**, for which, with interest, the Claimant claim a lien on said land, beneficial interest, if any, and improvements, and on the moneys or other considerations due or to become due from the owner under said contract.

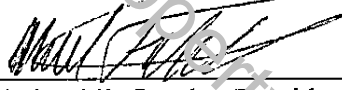
To the extant permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount; claimed due hereunder shall not operate to invalidate this notice.

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VERIFICATION

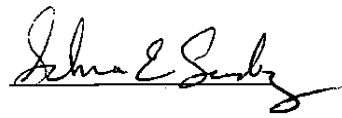
STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I Abel Fabila Peralta being first duly sworn on oath, deposes and says that he is President of the Claimant AFP Electrical & HVAC SERVICES, LLC and that he has read the foregoing claim for lien and knows the contents thereof; and that all the statements herein contained are true.



 Abel Fabila Peralta (President)

Subscribed and sworn to before me this 9th day of March 2024.



Notary Public
 My commission expires 6/11/25

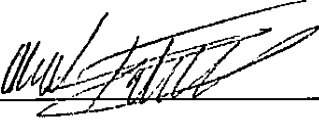


Notary Public of Cook County Clerk's Office

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Dated: March 9, 2024.

AFP Electrical & HVAC SERVICES, LLC

By  _____

Abel Fabila Peralta (President)

Property of Cook County Clerk's Office

MAIL to
Prepared By.

MICHAEL A YASHAR
LAW OFFICE OF MICHAEL A YASHAR
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