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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/5/2024 11:27 AM Pg: 1 of 2

MECHANIC'S LIEN NOTICE
AND CLAIM
PURSUANT TO
ILLINOIS COMPILED
STATUTES CHAPTER 770
SEC. 60/0.01 ET. SEQ.

To: Jurgita Uzurnyte
3558 S. Emerald Avenue
Chicago, Illinois 60609

The Claimant, Ronald Firley, of the City of Markham, County of Cook and State of Illinois, hereafter referred to as "Claimant," hereby files his Claim for Lien against Owner, Jurgita Uzurnyte, hereafter referred to as "Owner," of the City of Chicago, County of Cook, and State of Illinois, and states and avers on oath as follows:

1. That on or about June 15, 2022, Owner owned the following described property ("the Property") in the City of Chicago, County of Cook, and State of Illinois, to wit:

LOT 49 IN HAMBURG, BEING SAMUEL GEHR'S SUBDIVISION OF BLOCKS 23 AND 24 OF CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-33-300-049-0000

ADDRESS: 3558 S. Emerald Avenue, Chicago, Illinois 60609

2. That on or about June 22, 2022, Claimant made a contract with Owner for labor and materials necessary to fully rehabilitate the entire building, which originally had four dwelling units, including the digging out of the basement to add a fifth dwelling unit, removing and replacing all exterior sidewalk/landscaping, installing an artificial lawn, installing new fencing, enclosing the rear porch, installing new siding along the building, installing new gutters, installing new windows, performing tuckpointing, "gutting" all of the apartments down to the masonry walls, installing all new framing, insulation, plumbing, electrical, HVAC, finishes and appliances. On March 26, 2024, the last date Claimant worked on the Property, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under the Contract.

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3. That the total amount of the Contract, including extras ordered by Owner and installed by Claimant and out-of-pocket expenses fronted by Claimant, was five hundred thirty four thousand, five hundred and 00/100 Dollars (\$534,500.00). Owner is entitled to no credits, which therefore leaves the sum of five hundred thirty four thousand, five hundred and 00/100 Dollars (\$534,500.00), rightfully due and owing Claimant, for which the Claimant claims a lien, with interest pursuant to Illinois Statute, on said land and improvements, and on the moneys or other considerations due or to become due from the Owner under said contract against said Contractor and Owner(s).

Respectfully submitted,

Ronald J. Finlay

s/ Ronald J. Finlay

Date: April 5, 2024

VERIFICATION

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The affiant, Ronald J. Finlay, being first duly sworn, on oath deposes and says that the affiant is the Claimant; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.

s/ Ronald J. Finlay

Subscribed and sworn to me
this 5th day of April, 2024.


Richard M. Craig, Notary Public

SEAL: *Richard M. Craig*
Notary Public, State of Illinois
My commission expires 4/1/2025

THIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED BY MAIL TO:

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