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Doc#: 1034044075 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 12/06/2010 02:48 PM Pg: 1 of 4

STATE	OF	ILLINOIS)	
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COUNTY OF COOK

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

BAX CONSTRUCTION, INC.,

Claimant,

1810 W. Grace St., L. C., The Kopley Group, and Marshall and Ilsley Bank,

Defendants.

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$15,370.54 (Total)
(\$11,833.29 pursuant to Contract 1 as below, and \$3,537.25 pursuant to Contract 2, as below)

THE CLAIMANT, BAX CONSTRUCTION, INC. ("Ciramant"), with an address at 2622 South Austin Boulevard, Cicero, Illinois 60804, hereby files at Notice and Subcontractor's Claim for Mechanics Lien, as hereinafter more particularly stated, eyeinst Axios Construction, LLC of Chicago, Illinois (the "General Contractor"); the below-described Real Estate; the above-listed defendants ("Owner"); Marshall and Ilsley Bank, Mortgagee; and all other persons having or claiming an interest in the below-described Real Estate and states:

- 1. Based upon information and belief, at all times relevant, the Owner owned and/or held legal title to the following-described Real Estate, including all land and improvements thereon, in the County of Cook, State of Illinois, commonly known as 1810 West Grace Street, Chicago, Illinois 60613, having permanent index numbers of 14-19-212-040-0000 and 14-19-212-041-0000, as legally described in the legal description attached hereto as Exhibit "A" and made a part hereof (the "Real Estate"), and the General Contractor was the Owner's general contractor for the improvement thereof.
- 2. That on May 14, 2008, Claimant entered into a contract ("Contract 1") with the General Contractor, who was authorized or knowingly permitted by the owners of the afore-described real property to enter into such contracts, to provide the following on behalf of 1810 W. Grace St., LLC and The Kopley Group:

Mark control lines for all floors; mark all layouts on each floor with spray paint; install steel tack and studs per plan; install wood support around all door openings; labor; materials including without limitation steel studs, metal screws, nails and any tools necessary to complete the work as outlined in the construction documents.

Claimant was to be paid the amount of \$474,475.85 pursuant to Contract 1 by the General Contractor but has only been paid the amount of \$462,642.56. There remains due and owing to

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the Claimant the amount of \$11,833.29 ("Unpaid Balance 1"). Claimant has satisfactorily performed all required work pursuant to said Contract 1, and Claimant's last date of work under Contract 1 was on April 25, 2010.

3. THAT on January 22, 2009, Claimant entered into a second contract ("Contract 2") with the General Contractor, who was authorized or knowingly permitted by the owners of the aforedescribed real property to enter into such contracts, to provide the following on behalf of 1810 W. Grace St., LLC and The Kopley Group:

Supply and install all heavy gauge metal studs per plan dated 9/15/07 by Fitzgerald and Associates Architects; supply and install exterior sheathing and Tyvek per specifications; install all corrugated metal and aluminum siding; labor; materials including, without limitation, all exterior siding and trim pieces.

Claimant v.as to be paid the amount of \$233,383.40 pursuant to Contract 2 by the General Contractor but has only been paid the amount of \$230,446.15, there remains due and owing to the Claimant the amount of \$3,537.25 ("Unpaid Balance 2"). Claimant has satisfactorily performed all required work pursuant to said Contract 2, and Claimant's last date of work pursuant to Contract 2 was on August 13, 2010.

- 4. THAT Claimant provided no additional labor or material for the afore-described real property.
- 5. THAT neither the General Contractor, the Owner(s), nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the total unpaid balance of \$15,370.54 ("Total Unpaid Balance"), including the amount of \$11,833.29 (Unpaid Balance 1) and the amount of \$3,537.25 (Unpaid Balance 2), for which, with interest at the statutory rate of ten percent (10%) per ar num, as specified in the Illinois Mechanics Lien Act, attorneys' fees, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements.

		BAX DRYNALL CONSTRUCTION, INC.
		Mierofinenes A
		Miguel Jimenez, President of Claimant
STATE OF ILLINOIS		3
00UNITY 0F 000U) SS	$O_{\mathcal{K}_{\kappa}}$
COUNTY OF COO		
		g first duly sworn, on oath deposes and says that he
		foregoing Original Contractor's Claim for Mechanics statements therein contained are true.
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		Miguel Jimenez, Agent of Claimant
Subscribed and swo	orn to before me this $\underline{3}$	day of <u>Decensor</u> , 2010.
~	·····	
•	OFFICIAL SEAL MICHAEL J ROBINS	" and
\$		Notary Public
	NOTARY PUBLIC - STATE OF ILLIN MY COMMISSION EXPIRES:02/29/	OIS CONTRACTOR OF THE CONTRACT

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MAIL TO: Michael J. Robins, Esq. Michael J. Robins & Associates 33 North Dearborn Street• Suite 500 Chicago, Illinois 60602

PREPARED BY: Michael J. Robins, Esq. Michael J. Robins & Associates 33 North Dearborn Street • Suite 500 Chicago, Illinois 60602 and Lee R. Bookman, Esq. Law Offices of Lee R. Bookman Property of Cook County Clerk's Office 33 North Dearborn Street • Suite 500 Chicago, Illinois 60602

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: Lots 1 to 6, both inclusive, and the East 1/3 of Lot 7, together with the North 1/2 of the vacated alley Lots 1 to 6, both inclusive, and the East 1/3 of Lot 7; lying South and adjoining the South line of said Lots 1 to 6, both inclusive, and the East 1/3 of Lot 7;

-ALSO-

Lots 43 to 48, both inclusive, together with the South 1/2 of the vacated alley lying North and adjoining the North line of said Lots 43 to 48, both inclusive, all in Block 16 in Ford's Subdivision of Elocks 3, 4, 5, 14, 15 and Lots 1, 2 and 3 in Block 16 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4), in Cook County, Il inois

PARCEL 2: Lots 38, 39 and 4/3 Block 16 in Charles J. Ford's Subdivision of Blocks 3, 4, 5, 14 and 15 and Lots 1, 2 and 3 of Block 16 in Section 19, Township 40 North, Range 14, East of the Third Principal 1, 2 and 3 of Block 16 in Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois.

PARCEL 3:
The West 8 1/3 feet of Lot 8 and all cillot 9 (except therefrom the South 9 feet of the West 8 1/3 feet of Lot 8 and the South 9 feet of the B ist 16 2/3 feet of Lot 9) in Block 16 in Ford's Subdivision of Blocks 3, 4, 5, 14, 15 and Lots 1, 2 and 3 n Block 16 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal he idian (except the Southwest 1/4 of the Northwest 1/4 and the Southeast 1/4 thereof), in Cook County, Illinois.

PARCEL 4:
The East 8 1/3 feet of Lot 42 together with the South 1/2 of the vacated alley lying North of and adjoining the North line of the East 8 1/3 feet of said Lot 42 to Alcok 16 in Ford's Subdivision of Blocks 3, 4, 5, 14 and 15 and Lots 1, 2 and 3 in Block 16 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois.

Commonly known as: 1810 West Grace Street Chicago, Illinois 60613

Permanent real estate tax index numbers: #14-19-212-048-0000 #14-19-212-41-0000