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## DOCUMENT RECORDED BY AND RETURN TO QUALITY CONSTRUCTION AND FABRICATION L.P



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Doc#: 1115249012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2011 02:08 PM Pg: 1 of 3

STATE OF ILLINOIS

COUNTY OF COOK

**ORIGINAL CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN**  
PURSUANT TO SECTIONS 60/1, 60/5, 60/21, AND 60/24 OF THE LIEN ACT

**NOTICE TO OWNER**

Do not pay the contractor for this work or  
Material unless you have received from the  
Subcontractor a waiver of lien or other  
Satisfactory evidence of payment to the  
Claimant.

**NOTICE & CLAIM FOR LIEN IN THE  
AMOUNT OF \$119,741, plus interest pursuant to  
770 ILCS 60/1 and attorney fees pursuant to 770  
ILCS 60/17**

TO OWNER OR REPUTED OWNER VIA CERTIFIED MAIL R/R & REG. US MAIL:

The greater Chicago Real Estate Club  
401 N. Michigan Ave.  
Chicago, IL 60602

TO DEFENDANT OR REPUTED DEFENDANT VIA CERTIFIED MAIL R/R & REG US MAIL:

Clopton Capital Lending, L.L.C  
420 W. Ontario St., Apt. 206  
Chicago, IL 60654

**LEGAL DESCRIPTION:** LOT 24 (EXCEPT THE WEST 5 FEET THEREOF)  
IN THE SUBDIVISION OF THE WEST HALF OF SECTION 29, TOWNSHIP 38 NORTH  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Wednesday, June 1<sup>st</sup>, 2011

Page 1 of 3

THE LIEN CLAIMANT, Quality Construction and Fabrication, L.P ("Claimant"), original  
Contractor, claims a lien against the real estate, more fully described below, and against the interest of

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The following entities in the real estate: The Greater Chicago Real Estate Club, INC, Owner, Clopton Capital Lending, LLC., mortgagee, and any other party claiming an interest in the real estate, more fully described below, through, or under the owner, stating as follows:

***This Original Contractor's Notice and Claim for Mechanic's Lien (the "Lien") is inferior and subordinate to that certain loan made by Clopton Capital Lending, L.L.C. in the original principal amount of \$108,675 (the "Loan") to The Greater Chicago Real Estate Club secured by that certain Multifamily Mortgage, Assignment of Rents and Security Agreement dated approximately April 8, 2011. Furthermore, the Lien is inferior and subordinate to any and all sums due and owing under the Loan, any protective advances made under the Loan and all expenses and costs associated with the collection of the Loan.***

- 1. At all times relevant hereto and continuing to the present, owner owned the described land in the County of Cook, State of Illinois, to wit:

**PARCEL: (SEE THE LEGAL DESCRIPTION ATTACHED HERETO)  
PIN: 20 29 120 025 000**

Which property is commonly known as 7322-7324 S. Laflin, Chicago, IL 60636 (collectively "project")

- 2. On information and belief, said owner contracted with claimant for certain improvements to said premises.
- 3. Owner entered into a written contract on 3/17/2011
- 4. Claimant completed its work under its contract on 5/24/2011, which entailed Labor and Materials for Complete renovations to the subject property consisting of approximately 4100 Square feet.
- 5. There is due, unpaid and owing to claimant, after all allowing all credits, the principal sum of (\$119,741) which principal amount bears interest at the statutory rate of ten percent (10%) per annum, ( as provided for by 770 ILCS 60/1) and costs and reasonable attorneys fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the owner under said contract, in the amount of (\$119,741) plus interest. To date, despite due demand for payment, claimant remains unpaid for its work at the project and there is no reasonable basis for the failure to pay claimant.
- 6. The amount consists of the following:

A. Base Contract	\$228,741
B. Change Orders	\$ 0.00
C. Adjusted Based Contract	\$228,741
D. Amount Paid to Date (credit)	\$109,000
E. Value of Liable Work performed	\$119,741
F. Statutory Interest 10%	\$229.64
<b>TOTAL PRINCIPAL AMOUNT OF LIEN</b>	<b>\$119,970.64</b>

**Page 2 of 3**

Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in the event, claimant claims a lien on each residential, commercial, parking, and / or other proposed units by allocating a percentage of the total amount owed to claimant on each unit and / or by parcels shown in the legal description by the method

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required by applicable law.

7. at all relevant times the Owner was aware that the claimant was providing labor and materials for the benefit of the project and property.

## VERIFICATION

The undersigned, Jason Chappell, being first duly sworn, on oath deposes and states that he is the agent of Quality Construction and Fabrication L.P., that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanics Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Signed by: Jason Chappell  
Jason Chappell

Subscribed and sworn to before me on this 1<sup>st</sup> day of June, 2011.

E. Dominguez  
Notary public

