

UNOFFICIAL COPY



Doc#: 1332949029 Fee: \$32.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 11/25/2013 03:41 PM Pg: 1 of 3

CONTRACTOR'S CLAIM
 FOR MECHANICS LIEN /

STATE OF ILLINOIS) /
)SS. /
 COUNTY OF COOK) /

//////
 IN THE OFFICE OF THE RECORDER OF DEEDS
 OF COOK COUNTY, ILLINOIS

SOUKUP PLUMBING, INC.

Claimant,

v.

INNOVATION NORTH, LLC, SYNERGY CONSTRUCTION GROUP, CHICAGO CHOP SHOP, LLC, UNKNOWN OWNERS and NON-RECORD CLAIMANTS.

The Claimant, SOUKUP PLUMBING, INC., located at 826 E. North Avenue, Glendale Heights, Illinois, being a contractor for the construction project under the real estate described below, hereby files a Claim of Lien against INNOVATION NORTH, LLC, SYNERGY CONSTRUCTION GROUP and CHICAGO CHOP SHOP, LLC, owner, contractor and tenant, respectively, of the real property in question, commonly known as 2033-2035 W. North Avenue, City of Chicago, County of Cook, State of Illinois and any other person or entity claiming an interest in the real property by, through or under the aforesaid such as UNKNOWN OWNERS and NON-RECORD CLAIMANTS. In support thereof, the Claimant states as follows.

1. That on or about February 27, 2013 and at all times relevant herein, INNOVATION NORTH, LLC, SYNERGY CONSTRUCTION GROUP and CHICAGO CHOP SHOP, LLC and UNKNOWN OWNERS and NON-RECORD CLAIMANTS were and are the owners and/or interested parties of the following described real estate in the County of Cook, State of Illinois, to wit:

LOTS 42 AND 43 IN BLOCK 1 IN DAVID S. LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The permanent real estate tax numbers are: 17-06-105-012-0000

UNOFFICIAL COPY

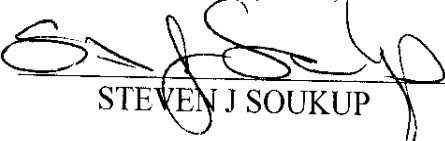
2. That on or about February 27, 2013, the Claimant entered into a written contract in the amount of \$208,500.00 with SYNERGY CONSTRUCTION GROUP, the owner's contractor and authorized agent, to provide labor, materials, tools and equipment relative to plumbing and other construction work and other valuable work and services related thereto to be used in and during the construction of the real property.
3. At the special instance and request of SYNERGY CONSTRUCTION GROUP, and with knowledge of the owner, the Claimant furnished extra and additional labor, materials, tools and equipment for improvements and construction of the real property with the value of \$23,237.45.
4. That the contract and extras were entered into and the labor, materials, tools and equipment provided with the knowledge and consent of the owners. Alternatively, the owners authorized the contract and extras or knowingly permitted such contracts and extras for the improvement of the real property.
5. That from on or about February 27, 2013 through October 13, 2013, the Claimant provided \$231,737.45 worth of labor, materials, tools and equipment and other valuable work and services related thereto pursuant to the contract and all change orders and extras.
6. That after allowing all credits and amounts due, the sum of \$68,606.15 remains due and owing, for which, with interest and attorney's fees as allowed by contract and statute, the Claimant claims a lien on said land and improvements.
7. That Claimant last delivered materials to and provided labor, tools and equipment for the construction and improvement of the real property on October 13, 2013.

Prepared By:
Joshua M. Feagans
Griffin Williams LLP
501 W. State Street, Suite 203
Geneva, Illinois 60134
630-524-2563

After Recorded Return To:
Joshua M. Feagans
Griffin Williams LLP
501 W. State Street, Suite 203
Geneva, Illinois 60134
630-524-2563

UNOFFICIAL COPY

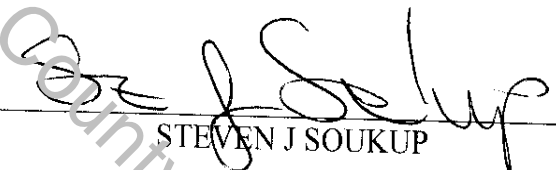
SOUKUP PLUMBING, INC.,

By: 
STEVEN J SOUKUP

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

VERIFICATION

The Affiant, STEVEN J SOUKUP, of SOUKUP PLUMBING, INC., being first duly sworn on oath, deposes and says that she has read the forgoing CONTRACTORS CLAIM FOR MECHANICS LIEN, knows the contents thereof, and states that all of the statements therein contained are true and correct to the best of her information and belief.


STEVEN J SOUKUP

SUBSCRIBED AND SWORN to
Before me on this 2nd day of
November, 2013

