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1333129054

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/27/2013 04:02 PM Pg: 1 of 3

STATE OF ILLINOIS)
COUNTY OF COOK) SS

DS Construction, Inc.
Claimant,

VS

J.W. Real Estate, Inc.; Renovo Financial Loan Fund LLC, Hampden Tower Condominium Association;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$25,000.00**

THE CLAIMANT, DS Construction, Inc., 5328 W. Leland Ave., Chicago Illinois 60630, hereby files a
notice and claim for mechanics lien, as hereinafter more particularly stated, against J.W. Real
Estate, Inc. 1411 McHenry Road. Buffalo Grove, Illinois 60654, and against Renovo Financial Loan
Fund LLC, and Hampden Tower Condominium Association; and all other(s) owning or claiming an
interest in the hereinafter-described real property and states:

THAT, at all relevant times, J.W. Real Estate, Inc., and all other(s) owning or claiming an interest in
the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-
described real property, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 14-28-308-030-1103

Property Address: 2754 Hampden Ct., Unit 2006, Chicago, IL 60614

THAT, on June 11, 2013, Claimant entered into a contract with the said J.W. Real Estate, Inc. to
provide labor and materials for carpentry, drywall, electric, plumbing, tile for the afore-described
real property of a value of and for the sum of **\$40,000.00**.

THAT Claimant provided no additional labor or material for the afore-described real property.

THAT, on September 30, 2013, Claimant substantially completed all required of Claimant pursuant
to the said contract.

THAT Claimant has received **\$15,000.00** pursuant to the said contract.

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THAT the said J.W. Real Estate, Inc., Owner, entered into its Contract with Claimant to improve the afore-described real property.

THAT neither J.W. Real Estate, Inc., nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of \$ 25,000.00, for which with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the Owner.

Dariusz Wrzosek
Dariusz Wrzosek, Agent of Claimant

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THE AFFIANT, Dariusz Wrzosek, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Contractor's Notice and Claim for Mechanic's Lien, knows the contents thereof, and all statements therein contained are true.

Dariusz Wrzosek
Dariusz Wrzosek, Agent of Claimant

Subscribed and sworn to me on this 27th day of NOVEMBER, 2023.

Kristin M. Boyer
Notary Public

Mail to:

Prepared by: Amy I. Boyer
Law Office of Amy I. Boyer, P.C.
P.O. Box 933
Wilmette, IL 60091

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Claim for Mechanics Lien

Legal Description:

Residential Unit No. 2006 in Hampton Tower Condominium as delineated on a survey of the following described real estate: Lots 14, 15 and 16 in Lehman Diversey Boulevard Addition in the Southwest Quarter of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached Exhibit "A" to the Declaration of Condominium Ownership recorded as Document No. 25969537, as amended from time to time, together with their undivided percentage interest in the common elements.

PROPERTY OF Cook County Clerk's Office