

# UNOFFICIAL COPY

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## NOTICE AND CLAIM FOR MECHANICS' LIEN



Doc#: 1500734044 Fee: \$32.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/07/2015 11:28 AM Pg: 1 of 4

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )  
 )  
 IN THE OFFICE OF )  
 THE RECORDER OF DEEDS )  
 OF COOK COUNTY )  
 )  
 )  
 )  
 ALPINE BUILDERS & )  
 REMODELING CORP. )  
 )  
 Claimant, )  
 )  
 )  
 )  
 )  
 v. )  
 WASHINGTON FRANKLIN LLC )  
 ASSOCIATED BANK N.A. )  
 UNKNOWN OWNERS, )  
 TRUSTEES & LIEN CLAIMANTS; )  
 )  
 Defendants. )

FOR RECORDER'S USE ONLY

### NOTICE & CLAIM FOR LIEN IN THE AMOUNT OF \$48,933.88

The claimant, ALPINE BUILDERS & REMODELING CORPORATION (hereinafter "General Contractor"), doing business at 3010 North California St., Chicago, Illinois, 60618 being a general contractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against ASSOCIATED BANK N.A., (hereinafter "Lender"), located at 200 N. LaSalle Street, Chicago, IL 60601, WASHINGTON FRANKLIN LLC, (hereinafter "Owner"), located at 309 W. Washington Street, Chicago, Illinois, 60606, and said last named entity is the Owner for the construction project being constructed on the real estate commonly known as 309 W. Washington Street, in Chicago, County of Cook, State of Illinois.

That, on or about October 1, 2013, said Owner was the owner of record of the following described land in the County of Cook, State of Illinois, to wit:

Prepare and Return to:  
EMALFARB, SWAN & BAIN  
440 Central Ave.  
Highland Park, IL 60035  
847 432-6900

Permanent Index No.:  
17-09-453-011-0000

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**Lots 1,2,3,4, & 5 in the subdivision of Lot 1 and the East ¼ of Lot 2, in Block 53, in the original Town of Chicago, in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois**

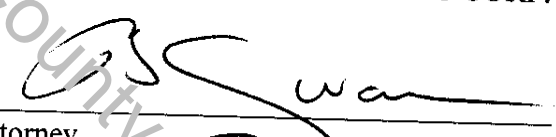
and said General Contractor was authorized and knowingly permitted by the Owner to construct the improvement thereon.

That on or about October 1, 2013 said General Contractor made a contract with the Owner provide general contracting labor and materials for and in said improvement, and that, on or about December 24, 2013 the Claimant last provided said labor and materials under said contract.

That said Owner is entitled to credits on account of -0- leaving due, unpaid and owing to the Claimant, after allowing all lawful credits, the sum of \$48,933.88, for which, with interest at 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), the Claimant, General Contractor, claims a lien on said land and improvements.

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ALPINE BUILDERS & REMODELING CORP.

By:   
Its attorney

Peter G. Swan  
EMALFARB, SWAN & BAIN  
440 Central Ave.  
Highland Park, Illinois 60035  
(847) 432-6900

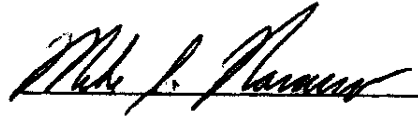
Cook County Clerk's Office

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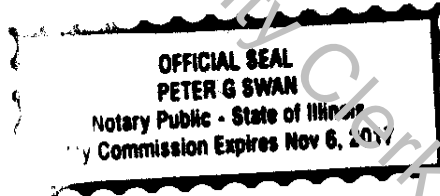
STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF COOK     )

## VERIFICATION

The Affiant, Michael Navarro, being first duly sworn on oath, deposes and says that he is an authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his information and belief.



Subscribed and Sworn to  
before me this 6<sup>th</sup> day  
of January, 2015.

  
\_\_\_\_\_  
Notary Public

Property of Cook County Clerk's Office

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## PROOF OF SERVICE BY MAIL

I, Peter Swan on oath, state that on this 6<sup>th</sup> day of January, 2015, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

Washington Franklin LLC  
309 W. Washington Street  
Chicago, IL 60606

Certified # 91 7108 2133 3933 4504 8664

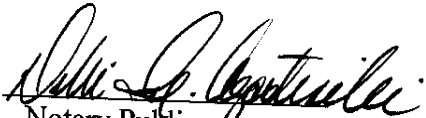
Associated Bank N.A.  
200 N. LaSalle Street  
Chicago, Illinois 60601

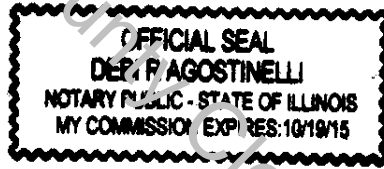
Certified # 917108 2133 3933 4504 8671

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.



Subscribed and Sworn to  
before me this 6<sup>th</sup> day  
of January, 2015.

  
Notary Public



Property of Cook County Clerk's Office