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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Doc#: 1524729095 Fee: \$32.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2015 02:57 PM Pg: 1 of 4

MECHANIC'S LIEN
CLAIM PURSUANT TO
ILLINOIS COMPILED
STATUTES CHAPTER 770
SEC. 60/0.01 ET. SEQ.

“Notice to Owner”:

Do not pay the Contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman

768 West Jackson, LLC
c/o Register Agent
Gerald Walsh
155 North Michigan Ave.
Suite 9003
Chicago, Illinois 60601

768 West Jackson, LLC Avenue
341 Raven Circle
Wyoming, Delaware 19934

Precision Plumbers Co.
c/o Arnie Bernatonis
2445 West 24th Place
Chicago, Illinois 60608

Gold Coast Bank
c/o Kathy Goldberg
1201 North Clark Street
Suite 204
Chicago, Illinois 60610

The Claimant, OG PLUMBING, LLC (hereinafter referred to as “Claimant”) is an Illinois Limited Liability Company in good standing, with a principal place of business in Cook County Illinois, hereby files its Claim for Lien against 768 West Jackson LLC (“Owner”), Precision Plumbers Co., (“General Contractor”) and Gold Coast Bank (“Lender”) regarding Claimant’s subcontract to perform plumbing construction at the property located at 768 West Jackson Blvd., Chicago, Illinois (“Property”), and in support of said claim states as follows:

1. That as of September 28, 2012 the Owner has owned the following described property as to the following land and improvements ("the Property") in the City of Chicago, County of Cook and State of Illinois, to wit:

COOK COUNTY RECORDER OF DEEDS

UNOFFICIAL COPY***** SEE ATTACHED LEGAL DESCRIPTION*****

Address: 768 West Jackson Boulevard, Chicago, Illinois 60661
 PIN: 17-16-110-005-0000 and Part of 17-16-110-006-0000

2. That on or about April 10, 2015, Claimant contracted with the General Contractor, the Owner's duly authorized agent, Owner's designated agent or the Owner's duly authorized Contractor and Agent, acting on behalf of Owner as one whom the Owner knowingly permitted to contract for the improvements, for the provision of all labor and materials for the installation of plumbing per plans and specifications provided by the General Contractor. On June 16, 2015, the last date on which Claimant provided such labor and material, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under contract.

3. That after allowing for all just credits there remains that sum of **FIFTY SIX THOUSAND DOLLARS (\$56,000.00)**, rightfully due and owing Claimant under its Contract with General Contractor, for which the Claimant claims a lien, with interest at a rate of ten (10%) percent from the last date of work, all pursuant to Illinois Statute, on said land and improvements, and on the monies or other considerations due or to become due from the Owner under said contract against said Contractor and Owner(s).

Respectfully submitted,
 OG PLUMBING LLC

By: 

Maurice Connolly, Member/Manager

Date: September 3, 2015

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LEGAL DESCRIPTION

PARCEL 1:

LOT 3 AND THE SOUTH 58-11/12 FEET OF LOT 4 IN THE SUBDIVISION OF LOT 8 IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 3 IN THE SUBDIVISION OF THE WEST 55.00 FEET OF LOT 7 (EXCEPT THAT PART OF THE NORTH END THEREOF TAKEN FOR QUINCY STREET) IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 10.50 FEET OF THE NORTH 87.00 FEET OF LOT 1 IN THE SUBDIVISION OF THE WEST 55.00 FEET OF LOT 7 (EXCEPT THAT PART OFF THE NORTH END THEREOF TAKEN FOR QUINCY STREET) IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THE WEST 10.50 FEET OF THE NORTH 87.00 FEET; EXCEPT THE EAST 6.50 FEET OF THE NORTH 95.00 FEET AND EXCEPT THE EAST 17 FEET OF THE SOUTH 4.00 FEET THEREOF) AND THE WEST 8 FEET OF LOT 2 IN THE SUBDIVISION OF THE WEST 55.00 FEET OF LOT 7 (EXCEPT THAT PART OFF THE NORTH END THEREOF TAKEN FOR QUINCY STREET) IN BLANCHARD'S SUBDIVISION OF BLOCK 3 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.