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STATE OF ILLINOIS)

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COUNTY OF COOK)



Doc#: 1619346010 Fee: \$32.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/11/2016 10:38 AM Pg: 1 of 4

CONTRACTOR'S CLAIM FOR AND NOTICE OF MECHANICS' LIEN

The unactigned lien claimant, Anchor Mechanical, Inc. ("Claimant" or "Lien Claimant"), an Illinois corporation having its principal place of business at 255 North California Avenue, Ccicago, IL, 60612, County of Cook, State of Illinois, hereby files and claims a mechanics' lien pursuant to 770 ILCS 60/1 et. seq. on the below-described premises against Randolph Acquisition, LLC (hereinafter collectively referred to as "Owner"), Farbman Group (hereinafter collectively referred to as "Agent") and any other interested persons of the Real Property located at 205 West Randolph Street, Chicago, IL 60606 and states:

1. That, on information and belief, on or about April 1, 2016 and through the present, Owner owned, and still owns, the following described land (hereinafter "Premises" and/or the "Real Estate") in the County of Cook, State of Illinois to wit:

Permanent Real Estate Index Numbers: 17-09-443-006-0000 and 17-09-443-007-0000.

Legal Description: See Attached.

Address: 205 West Randolph Street, Chicago, IL 60606

- 2. That on or about April 27, 2016, the Claimant entered into an agreement (the "Contract") with Owner and/or Agents, to provide various plumbing services to Owner for construction, alterations and/or improvements to and for the benefit of the premises, and to be erected and/or installed in and on the Premises and to benefit the Premises.
- 3. That the Lien Claimant has fully performed all work required under the Contract, the Owner authorized its agent to enter into the Contract and/or knowingly permitted its agent to enter into the Contract for the improvement of the Real Estate. The Owner, directly, and/or through its agent, permitted the Lien Claimant access to the premises to perform the work necessary to fully complete the Contract.
- 4. Claimant last performed work under the Contract on or about April 27, 2016. The Owner and its agent have breached the Contract by failing to pay the Lien Claimant for money justly due Lien Claimant under the contract when the same should have been paid.

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- That the Lien Claimant is entitled to Charges in the sum of \$500.00 pursuant to the terms of the Contract plus statutory interest, attorneys' fees and costs.
- 6. That the balance due and owing to the Lien Claimant after applying all just credits and payments to the Owner is the sum of \$500.00, with interest, for which the LIEN CLAIMANT CLAIMS A LIEN ON SAID PREMISES, LAND, AND IMPROVEMENTS, and to monies or other consideration due or to become due payable to Owner.

ANCHOR MECHANICAL, INC.

By: Mike Rosner, President

DO ONE This document was prepared by, (urnecolumn) Column Col And after recording should be returned to, John J. Conway, Esq. of Sullivan, Hincks & Conway 120 West 22nd Street, Suite 100 Oak Brook, IL 60523 (630) 573-5021

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AFFIDAVIT

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This affiant being first duly sworn on oath, deposes and states, that he is the president of Anchor Mechanical, Inc., the lien claimant, that he has read the above and foregoing lien claim; that he has knowledge of the contents thereof and that the same is true.

ANCHOR MECHANCIAL, INC.

Office Office

SUBSCRIBED AND SWORN

to before me this day

of $\underline{\qquad}$, 2016

OFFICIAL SEAL"
JOHN J. CONWAY
DIARY PUBLIC STATE OF ILLINOIS

Notary Public MY COMMISSION EXPIRES 3/30/2019

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Legal Description

LOT 1 IN BLOCK 14 IN ORIGINAL TOWNSHIP OF CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 17-09-443-006-0000 and 17-09-443-007-0000.

Commonly known as: 205 West Randolph Street, Chicago, Illinois 60606

None the Or Cook County Clark's Office