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STATE OF ILLINOIS)
SS. COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR LIEN [PRIVATE CONSTRUCTION]

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



Doc#: 1619750135 Fee: \$32.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/15/2016 03:32 PM Pg: 1 of 3

THE UNDERSIGNED LIEN CLAIMANT, Lee Lumber & Building Material Corp., of 633 West Pershing Road, Chicago, Illinois, hereby records a claim for Mechanics Lien against Miro Development, LC of 1507 East 53rd Street, Suite 850, County of Cook, State of Illinois (hereinafter referred to as "Contractor"); Chicago Title Land Trust Company, as Trustee of Trust No. 8002369443 under Trust Agreement dated 10-8-15, CT Corp System, John Wunderlich 208 S. LaSalle Street, Suite 814, Chicago, State of Illinois; CJ & SD Realty LLC c/o Arthur Evans, agent, 130 S. Jetierson Street, #350, Chicago, State of Illinois (hereinafter referred to as "Owners"); Community Investment Corp. c/o John Markowski, agent, 222 South Riverside Plaza, Suite 2200, Chicago, State of Illinois (hereinafter referred to as "Lender"); and all other persons or entities having or claiming an interest in the below described real estate, and in support thereof states as follows:

1. On or about February 16, 2016, Owner owned the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as 6541-6543 South University Avenue, Chicago, Illinois, which real estate has the following permanent index number: 20-23-118-012 and which is hereinafter together with all improvements referred to as the "premises."

- 2. On a date unknown to Lien Claimant, Owner or one knowingly permitted by the Owner to do so entered into a contract with the Contractor wherein Contractor was to provide labor, materials and equipment for the construction of a building and improvements to and for the benefit of the premises.
- 3. That on or about February 16, 2016, Contractor entered into a subcontract with Lien Claimant to furnish and supply lumber, millwork, and related building materials and supplies for improvement of the premises. The contract price for said lumber, millwork, and related building materials and supplies was in the amount of Eleven Thousand Twenty-Seven Dollars and Eighty-Six cents (\$11,027.86).
- 4. On March 15, 2016, Lien Claimant substantially completed all required by said contract and extras to be done.

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- Contractor is entitled to credits on account thereof as follows: \$0, leaving due, unpaid and owing to Lien Claimant, after all credits, the sum of \$11,027.86, for which, with interest, Lien Claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contract and Owner.
- 6. Notice has been duly given to Owner, the Lenders and the Contractor as required by the Illinois Mechanics Lien act, 770 ILCS 60/24. On information and belief, notice has also been given to the Owner and others pursuant to 770 ILCS 60/5.

Lee Lumber & Building Material Corp. Rick Baumgarten, President STATE OF ILLINOIS COUNTY OF COOK

The Affiant, Rick Baumgarten, being first duly sworn on oath, states that he is President of Lee Lumber & Building Material Corp., Lier Claimant, that he has read the foregoing claim for mechanics lien and knows the contents thereof, and that the statements contained therein are true

and correct.

Subscribed and sworn to before me

dav of July/2016

My commission expires May

OFFICIAL SEAL DELILAH F GUEL Notary Public - State of Illinois My Commission Expires May 15, 2018 This document prepared by and mail to:

Peter H. Honigmann

Corporate Litigation Counsel

Lee Lumber & Building Macrial Corp.

2587 North Elston Avenue

Chicago, IL 60647

P: (773) 509-6700 F: (773) 509-0190

1619750135 Page: 3 of 3

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

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(IRD PRINCh

70 as: 6541-6543 South.

20-23-118-012 LOT 16 IN BLOCK 2 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6541-6543 South University Avenue, Chicago, Illinois 60637

P.I.N.: