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SUB-CONTRACTOR'S MECHANIC'S LIEN-- NOTICE AND CLAIM (770 ILCS 60/7 and 60/21)



Doc#: 1620319113 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2016 12:32 PM Pg: 1 of 4

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

BRIDGES EXCAVATING, INC.

v.

**2233 WEST STREET, LLC
NF DEMOLITION, INC.; NICOLAS FRATANTION d/b/a NF DEMOLITION**

The Claimant, **BRIDGES EXCAVATING, INC.**, of the City of Chicago, County of Cook, state of Illinois hereby files its claim for Lien against **2233 WEST STREET, LLC**, an Illinois Limited Liability Company of Cook County, as Owner, and **NF DEMOLITION, INC.**, an Illinois Corporation and **NICOLAS FRATANTION d/b/a NF DEMOLITION**, of the County of Cook, state of Illinois, as the Owner's Contractor, and any and all other unknown and non-record claimants and any other persons claiming an interest in the real estate, Contract or Project described herein. Pursuant to the Illinois Mechanic's Lien Act, [770 ILCS 60/2 et. seq.] the Claimant hereby claims alien based upon the following:

1. On or about February 24, 2016 and April 18, 2016, the Owner owned an interest in a certain real estate located within the jurisdictional limits of Cook County, Chicago, Illinois and commonly known as 2120 North Dayton, Chicago, Illinois (the "Project" or "Premises") legally described below:

Parcel Nos: 12-34-206-003, -004 and -028 as more fully described in the attached Legal Description all in Cook County, State of Illinois.

Commonly known as: 2233 West Street, River Grove, Illinois. 60171.

2. On or about February 24, 2016 and April 18, 2016, the Contractor made a contract with Claimant for improvement of the Premises to furnish all labor and materials necessary to provide certain removal of concrete material at the Project located within the legal jurisdiction limits of the City of Chicago, in Cook County, Illinois. (the "Contract") for the sum of **\$100,000.00**. To date labor and materials, including extras and change orders in the amount of **\$88,000.00**, have been provided to the value of the Premises in

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the amount of **\$88,000.00**. The last date on which labor and materials were provided was May 19, 2016.

That said owner is entitled to credits on account as follows: **\$ NONE**, leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$88,000.00** for which, with interest, claimant claims a lien on said land and improvements.

3. The total amount due to the Claimant is not less than EIGHTY-EIGHT THOUSAND AND 00/100 **DOLLARS (\$88,000.00)**, for which interest the Claimant claims a lien on said land, Contract and Project, beneficial interest, if any, and improvements, and on the moneys or other considerations due or to become due to the Owner in and for the Project—plus interest at the rate specified under the Illinois Mechanic's Lien Act.

4. To the extent permitted by law, all waivers of lien heretofore given by claimant if any in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part but not all of the amounts claimed due hereunder shall not operate to invalidate this notice.

CLAIMANT
BRIDGES EXCAVATING, INC.

BY:  _____
John Bridges, President

Clerk's Office

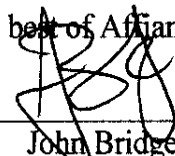
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State of Illinois)
)
 County of Cook)

SS

CERTIFICATION

The Affiant John Bridges, being first sworn under oath deposes and states that he is an agent of **BRIDGES EXCAVATING, INC.** (Claimant); and that the Affiant has read the foregoing Notice and Claim for Lien and know the contents thereof; and that the statements contained therein are true to the best of Affiant's knowledge.

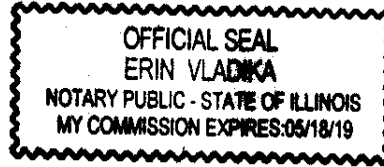


 By: John Bridges

SUBSCRIBED and SWORN to before me this

20 day of July 2016


Notary Public



Prepared by: Herman J. Marino, Esq.
 53 West Jackson Boulevard Suite 1557, Chicago, Illinois. 60604

Mail to: Herman J. Marino, 53 West Jackson Boulevard, Suite 1557
 Chicago, Illinois 60604

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LEGAL DESCRIPTION

A TRACT OF LAND IN THE FRACTIONAL NORTHEAST $\frac{1}{4}$ OF SECTION 34, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING COMPRISED OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:

PART OF THE FRACTIONAL NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, LYING SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS:

THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE FRACTIONAL NORTHEAST $\frac{1}{4}$ OF SECTION 34, AFORESAID (EXCEPTING THEREFROM, THE EAST 166.00 FEET THEREOF, AND EXCEPTING THEREFROM THE WEST 30.00 FEET HERETOFORE DEDICATED FOR STREET PURPOSES, AND FURTHER EXCEPTING THAT PART OF THE NORTH 390.00 FEET OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE FRACTIONAL NORTHEAST $\frac{1}{4}$, LYING WEST OF THE WEST LINE OF THE EAST 166.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE FRACTIONAL NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPTING THEREFROM, THE WEST 30.00 FEET AND THE SOUTH 33.00 FEET THEREOF, DEDICATED FOR WEST STREET AND PALMER STREET, RESPECTIVELY), IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE FRACTIONAL NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPTING THEREFROM, THE EAST 33.00 FEET AND THE SOUTH 33.00 FEET THEREOF, DEDICATED FOR LEYDEN AVENUE AND PALMER STREET, RESPECTIVELY), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO: 12-34-206-003
 12-34-206-004
 12-34-206-028

Commonly known as: 2233 West Street, River Grove, Illinois 60171