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1625329078

SUBCONTRACTOR'S NOTICE
AND CLAIM FOR
MECHANICS LIEN

Doc#: 1625329078 Fee: \$32.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2016 01:01 PM Pg: 1 of 3

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

AT WATER PLUMBING CO. ("CLAIMANT")

Re: 55 E. Erie St. Unit 1-C
Chicago, IL 60611
("PREMISES")

v.

MOD CONSTRUCTION, INC ("CONTRACTOR"),
M& LAND INVESTMENTS LLC ("OWNER"),
JAMESON SOTHEBYS INTERNATIONAL REALTY ("TENANT")

CLAIMANT, an Illinois corporation, located at 492 Wrightwood Ave., Elmhurst, IL 60126 hereby files its Notice and Claim for Lien against CONTRACTOR, of 917 W. Washington Ste. 275, Chicago, IL 60607 and OWNER of 400 East Randolph St. Suite 2507, Chicago, IL 60601, TENANT of 55 E. Erie St., Unit 1-C, Chicago, IL 60611 and any persons claiming to be interested in the PREMISES, and states:

1. On May 13, 2016 prior thereto and subsequently, OWNER owned fee simple title to the PREMISES located in County, Illinois, the legal description of which is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

PIN No(s): 17-10-112-011-1619

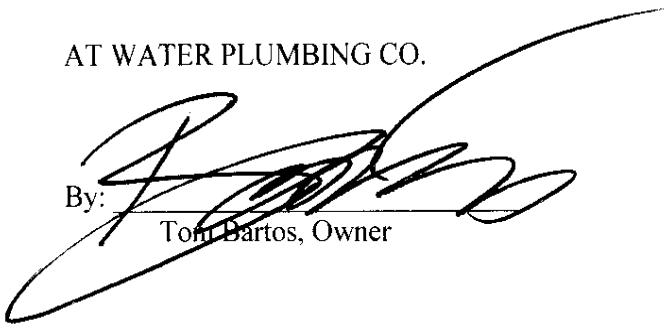
2. Prior to January 24, 2015 OWNER or TENANT, authorized by OWNER, made a contract with CONTRACTOR whereby CONTRACTOR was to provide labor, material, tools and equipment for construction for said project; and on or about January 24, 2015 CONTRACTOR and CLAIMANT entered into a written subcontract whereby CLAIMANT was to provide plumbing services for said project including water line installation plumbing fixture installation, and appliance installation; thereafter CLAIMANT completed all of its obligations pursuant to said subcontract on or about May 13, 2016 for the value of the original contract amount of \$26,500 plus the value of extras in the amount of \$4,550.00.

3. To date, despite due demand for payment, CLAIMANT remains unpaid for said work and after all due credits in the amount of \$15,000.00, the amount left due, unpaid and owing to CLAIMANT is \$16,050.00, for which amount, plus interest and collection costs, including reasonable attorney's fees, CLAIMANT claims a lien on the PREMISES and improvements thereon, and on any monies due or to become due to CONTRACTOR or any other party from OWNER or TENANT for said project.

CCRD REVIEW

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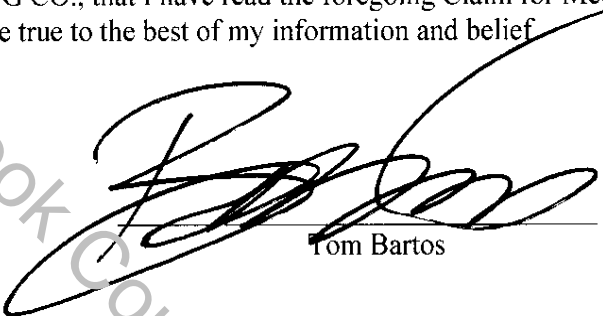
AT WATER PLUMBING CO.

By: 
Tom Bartos, Owner

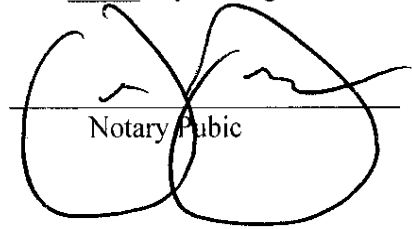
STATE OF ILLINOIS)
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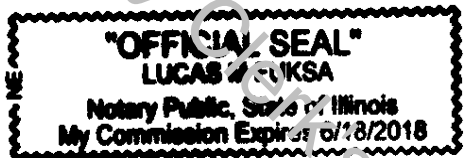
VERIFICATION

I, Tom Bartos, on oath state that I am the Owner and duly authorized agent of the CLAIMANT, AT WATER PLUMBING CO., that I have read the foregoing Claim for Mechanics Lien, and that the statements therein are true to the best of my information and belief


Tom Bartos

Subscribed and Sworn to before me
This 5 day of August, 2016.


Notary Public



Prepared by and after recording return to:

LUCAS M. FUKSA
FUKSA KHORSHID, LLC
70 W Erie Street, 2nd Floor
Chicago, IL 60654
(312)266-2221

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 1-C IN THE 55 EAST ERIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTHWEST ¼ (EXCEPT THE SOUTH 40 FEET THEREOF) AND THE NORTHEAST ¼ OF BLOCK 35 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2003 AS DOCUMENT NUMBER 03297190204, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AS STIPULATED AT LENGTH HEREIN.

Common Address: 55 East Erie Street
Unit 1-C
Chicago, Illinois 60611

Permanent Index No: 17-10-112-011-1619