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



Doc# 1632819111 Fee \$32.00

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2016 12:52 PM PG: 1 OF 4

**BRIDGES EXCAVATING, INC.,
CLAIMANT**

**REVELATION DESIGN AND DEVELOPMENT, LLC
C/O BRIAN ANDREATTA
24528 PATRICIA LANE
HOMewood, ILLINOIS 60430**

AND

**JOHN WILSON
ALFREDO CAPITANINI AND PAMELA CAPITANINI
1721/1723 NORTH WINCHESTER AVENUE
CHICAGO, ILLINOIS**

The Claimant, **BRIDGES EXCAVATING, INC.**, of the City of Chicago, County of Cook, state of Illinois hereby files its claim for Lien against **JOHN WILSON, ALFREDO CAPITANINI AND PAMELA CAPITANINI**, as Owners, and **REVELATION DESIGN AND DEVELOPMENT, LLC**, of city of Homewood, 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 a lien based upon the following:

1. On or about May 4, 2016, the Owner **JOHN WILSON** owned an interest in a certain real estate located within the jurisdictional limits of Cook County, Chicago, Illinois **commonly known as: 1721 and 1723 North Winchester, Chicago, Illinois** (the "Project" or the "Premises") legally described on the attached legal description. On or about May 16, 2016, **ALFREDO CAPITANINI AND PAMELA CAPITANINI** became Owners of record of the Property, and are the current Owners of record.

2. On or about May 4, 2016, the Contractor made a contract with Claimant for improvement of the Premises to furnish all labor and materials necessary to provide certain excavation, demolition and removal of existing structures at the Project (the "Contract") for the sum of **\$97,850.00** plus extras of **\$3,200.00**; to date labor and materials, including extras and change orders have been provided to the value of the Premises in the amount of **\$101,050.00**. The last date on which labor and materials were provided was October 19, 2016.

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That said owner is entitled to credits on account as follows: **\$19,600.00.**
Less pervious payment received: **\$30,000.00**

Leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$51,450.00** 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 **FIFTY-ONE THOUSAND FOUR HUNDRED FIFTY AND 00/100 DOLLARS (\$51,450.00)**, 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 Claimant from the Contractor and Owner under said Contract and 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
Bridges Excavating, Inc.
d/b/a Bridges Excavating
15505 South Cicero Avenue
Oak Forest, Illinois 60452

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State of Illinois)
)
 County of Chicago)

SS

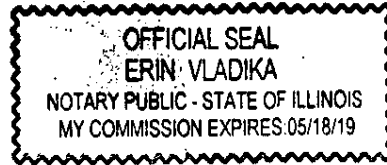
CERTIFICATION

The Affiant **John Bridges**, being first sworn under oath deposes and states that he is one of the officers of **Bridges Excavating, Inc. d/b/a Bridges Excavating** (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
14 day of November 2016.

Erin Vladika
 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:

LOTS 76 AND 77 IN BLOCK 37 IN E. R. SMITH'S SUBDIVISION OF SHEFFIELD'S ADDITION, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address; 1721/1723 WINCHESTER
CHICAGO, ILLINOIS

PIN. NO: 14-31-417-012-0000
14-31-417-013-0000

Property of Cook County Clerk's Office