

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE of ILLINOIS    COUNTY of COOK

STATE OF ILLINOIS )            SS  
COUNTY OF COOK )

Selco Industries, Inc.,  
Claimant

VS

Marol State L.L.C.;  
Summit Design + Build LLC;  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$17,945.00**

THE CLAIMANT, Selco Industries, Inc., 6655 Kitty Avenue, Chicago Ridge, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Summit Design + Build LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 1032 West Fulton Market, Suite 300, Chicago, Illinois, and against Marol State L.L.C. and all other(s) owning or claiming an interest in the following-described real property and states:

THAT, at all relevant times, Marol State L.L.C. and all other(s) owning or claiming an interest in the following-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

See Property Description on Page Three

THAT, on September 15, 2015, Claimant entered into a subcontract with the said Summit Design + Build LLC to provide and install structural steel for the afore-described real property of a value of and for the sum of **\$192,500.00**.

THAT, at the subsequent request of the said Summit Design + Build LLC and further pursuant to the said subcontract, Claimant performed additional provision and installation of structural steel for the afore-described real property of a value of and for the sum of **\$52,628.00**.

THAT, on November 9, 2016, Claimant substantially completed all required of Claimant pursuant to the said subcontract.



Doc# 1706846159 Fee \$33.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS


DATE: 03/09/2017 03:08 PM PG: 1 OF 5

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT Claimant has received **\$227,183.00** pursuant to the said subcontract.

THAT neither Summit Design + Build LLC nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$17,945.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.

  
Joseph Heneghan, Agent of Claimant

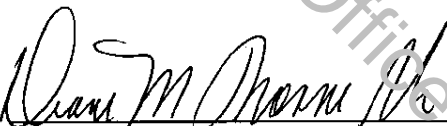
STATE OF ILLINOIS        )  
  )     SS  
COUNTY OF COOK        )

THE AFFIANT, Joseph Heneghan, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

  
Joseph Heneghan, Agent of Claimant

Subscribed and sworn to before me this 9<sup>th</sup> day of March, 2017.



  
Notary Public

Mail To:

Joseph Heneghan  
Selco Industries, Inc.  
6655 Kitty Avenue  
Chicago Ridge, Illinois 60415

Prepared By:

Stephen M. Goba  
Illinois Document Preparation Co.  
601 South Ahrens Avenue  
Lombard, Illinois 60148

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Page Three

### Property Description

The following-described real property comprises a single tract with a single use.

#### Parcel 1:

Lot 4 in Assessor's Division of Block 2 in Canal Trustees' Subdivision of the south fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

also known as the westerly 50 feet (as measured along the north line of East Cedar Street) of the southerly 73.3 feet (as measured parallel with the east line of Rush Street) of Lot 2 in Owners Division of Part of Block 2 in Canal Trustees' Subdivision of the south fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The South 23 feet (as measured along the east line of Rush Street) of Lot 3 in Assessor's Division of Block 2 in Canal Trustees' Subdivision of the south fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 3:

That part of the South 1/3 of Block 2 in the Subdivision by the Commissioners of the Illinois and Michigan Canal of the south fractional 1/4 of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point of the Easterly side of Rush Street 48 feet 1/4 inch northwesterly from the northeast corner of Rush and Cedar Streets and running thence east parallel with Cedar Street 74 feet; thence northwesterly parallel with Rush Street 25 feet 11 3/4 inches; thence west parallel with Cedar Street 74 feet to the easterly line of Rush Street; thence southeasterly on the easterly line of Rush Street to the point of beginning; also the 25 feet and 1/4 inch (as measured along the east line of Rush Street) lying north of and adjoining the southerly 23 feet (as measured along the east line of Rush Street) of Lot 3 in the Assessor's Division of Block 2 in the Subdivision by the Commissioners of the Illinois and Michigan Canal of the south fractional quarter of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcels 2 and 3, aforesaid, together, also being known as Lot 3 in Assessor's Division of Block 2 in Canal Trustees' Subdivision of the south fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Numbers:	17-03-201-072-0000	17-03-201-037-0000
	17-03-201-035-0000	17-03-201-036-0000

Property Address: 1121 North State Street, Chicago, Illinois 60610

**UNOFFICIAL COPY*****SELCO INDUSTRIES, INC.***

**Fabricators & Erectors of:** STRUCTURAL -- MISCELLANEOUS -- ORNAMENTAL STEEL  
 Barjoists -- Metal Decking -- Steel Stairs -- Prefabricated Metal Buildings

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Chicago Title Insurance Company  
 10 South LaSalle Street  
 Chicago, Illinois 60603

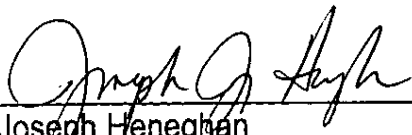
**Notice of Intent to File Mechanics Lien**

To Chicago Title Insurance Company: You are hereby notified pursuant to the Illinois Mechanics Lien Act that Selco Industries, Inc., has been employed by Summit Design + Build LLC to provide and install structural steel under Summit Design + Build LLC's contract with the owner(s), or one(s) authorized or knowingly permitted by the owner(s) to enter into such a contract, on the property at **1121 North State Street, Chicago, Illinois**, and that there was and is due to Selco Industries, Inc., therefor, is **\$17,945.00**.

Owner: Marol State L.L.C.  
 Escrow No.: 201514951

Selco Industries, Inc., herewith revokes and rescinds, for, *inter alia*, want of consideration, waiver(s) of lien, if any, heretofore furnished for sums not received.

Dated at Chicago Ridge, Illinois, this 28 day of February, 2017.



Joseph Heneghan  
 Selco Industries, Inc.

**UNOFFICIAL COPY*****SELCO INDUSTRIES, INC.***

**Fabricators & Erectors of:** STRUCTURAL -- MISCELLANEOUS -- ORNAMENTAL STEEL  
 Barjoists -- Metal Decking -- Steel Stairs -- Prefabricated Metal Buildings

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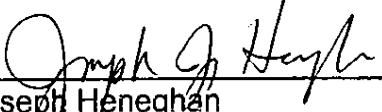
Marol State L.L.C.  
 c/o Ralph W. Marol, Registered Agent  
 81 Salem Lane  
 Evanston, Illinois 60203

**Notice of Intent to File Mechanics Lien**

To the owner: You are hereby notified pursuant to the Illinois Mechanics Lien Act that Selco Industries, Inc., has been employed by Summit Design + Build LLC to provide and install structural steel under Summit Design + Build LLC's contract with you, or one(s) authorized or knowingly permitted by you to enter into such a contract, on your property at **1121 North State Street, Chicago, Illinois**, and that there was and is due to Selco Industries, Inc., therefor, is **\$17,945.00**.

Selco Industries, Inc., herewith revokes and rescinds, for, *inter alia*, want of consideration, waiver(s) of lien, if any, heretofore furnished for sums not received.

Dated at Chicago Ridge, Illinois, this 28<sup>th</sup> day of February, 2017.

  
 \_\_\_\_\_  
 Joseph Heneghan  
 Selco Industries, Inc.