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Doc# 1720713023 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 10:35 AM PG: 1 OF 4

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

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

FOXBUILD, LLC, CLAIMANT

v.

**SCG ASSET MANAGEMENT, LLC
SYNERGY CONSTRUCTION GROUP**

The Claimant, **FOXBUILD, LLC**, of the City of Chicago, County of Cook, state of Illinois hereby files its claim for Lien against **SCG ASSET MANAGEMENT, LLC** an Illinois limited liability company, of Cook County, as Owner, and **SYNERGY CONSTRUCTION GROUP, LLC**, an Illinois limited liability company, 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 November 15, 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 1502 West Wolfram, Chicago, Illinois. (the "Project" or "Premises"), legally described as follows:

LOT 46 IN THE SUBDIVISION OF BLOCK 5 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S DIVISION OF THE SOUTHWEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

1502 West Wolfram Street
Chicago, Illinois 60657

PIN NO. 14-29-124-044-0000

CCRD REVIEW 

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2. On or about November 15, 2016, the Owner's Contractor made a contract with Claimant for improvement of the Premises to furnish all labor and materials necessary to provide certain new masonry services at the Project located within the legal jurisdiction limits of the City of Chicago, in Cook County, Illinois. (the "Contract") for the sum of **\$171,500.00**. To date labor and materials, including extras and change orders in the amount of **\$162,471.54**, have been provided to the value of the Premises in the amount of **\$162,417.54**. The last date on which labor and materials were provided was May 31, 2017.

That said owner is entitled to credits on account as follows: **\$153,000.00**. Leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$9,471.54** 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 **NINE THOUSAND FOUR HUNDRED SEVENTY-ONE AND 54/100 DOLLARS (\$9,471.54)**, 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
FOXBUILD, LLC.


BY: Robert Picchnik

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State of Illinois)
)
County of Cook) SS

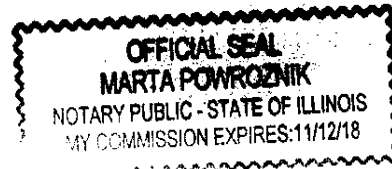
CERTIFICATION

The Affiant Robert Piechnik, being first sworn under oath deposes and states that he is an agent of FOXBUILD, LLC (Claimant); and that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that the statements contained therein are true to the best of Affiant's knowledge.


By: Robert Piechnik

SUBSCRIBED and SWORN to before me this
24 day of July, 2017.

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

LOT 46 IN THE SUBDIVISION OF BLOCK 5 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S DIVISION OF THE SOUTHWEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

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