

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)



MECHANIC'S LIEN
CLAIM PURSUANT TO
ILLINOIS COMPILED
STATUTES CHAPTER 770
SEC. 60/0.01 ET. SEQ.

Doc# 1721222038 Fee \$32.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/31/2017 11:09 AM PG: 1 OF 3

"Notice to Owner":
Do not pay the Contractor for this work or material unless you have received from the Contractor a wavier of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.

To: BPAC Building Company LLC
c/o Michael Boxerman R.A.
20 N. Clark Street, Ste 2500
Chicago, Illinois 60602

STC Capital Bank
c/o Any Agent
460 S. 1st Street
St. Charles, Illinois 60174

The Claimant, OG Plumbing, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook and State of Illinois, hereafter referred to as "Claimant", hereby files its Claim for Lien against BPAC BUILDING COMPANY, LLC ("Owner") and STC CAPITAL BANK, ("Lender") for the property located at 6021 S. Archer Avenue, in the City of Chicago, County of Cook, and State of Illinois, and states and avers on oath as follows:

1. That on or about November 11, 2014, the Owner, obtained its ownership interest and owned the following described property as to the following land and improvements ("the Property") in the City of Chicago, County of Cook and State of Illinois, to wit:

LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 31 AND 32 IN SUFFERN'S EXECUTORS SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ARCHER AVENUE IN COOK COUNTY, ILLINOIS.

PIN: 19-08-425-004-0000

CCRD REVIEW *R*

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2. That on or about February 16, 2017, Claimant contracted with the Owner or the Owner's Duly Authorized Agent, for the provision of all labor and materials for the provision of water service installation. Thereafter on or about April 7, 2017, Claimant agreed to additional work for the provision of labor and materials for sewer plumbing. On April 22, 2017, the last date on which Claimant provided such labor and material, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under contract and agreed extra sewer work.

3. That the total amount contracted for was Thirty-Thousand Dollars (\$30,000) and at the request and agreement of the Owner, Claimant provided extra work in the amount of Four Thousand Five Hundred Dollars (\$4,500). After allowing for all just credits of zero (\$0.00), there remains a balance due in the full amount of Thirty-Four Thousand Five Hundred Dollars (\$34,500) rightfully due and owing Claimant, for which the Claimant claims a lien, with interest at a rate of ten (10%) percent from the last date of work, all pursuant to Illinois Statute, on said land and improvements, and on the monies or other considerations due or to become due from the Owner under said contract against said Contractor and Owner(s).

Respectfully submitted,

OG PLUMBING LLC

By:



Maurice Connolly, Member

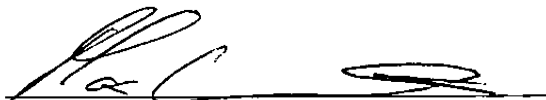
Date: July 25, 2017

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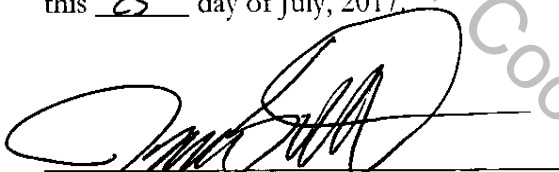
VERIFICATION

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The affiant, Maurice Connolly, Member of OG Plumbing LLC, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant and has personal knowledge of the contract and of the job described in this lien; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.


Maurice Connolly

Subscribed and sworn to before me
this 25 day of July, 2017.


Notary Public

SEAL

TIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED BY MAIL TO:
Daniel G. Lauer & Assoc., PC
1424 W. Division St.
Chicago, IL 60642-3360

