



1722934071

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Doc# 1722934071 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/17/2017 01:36 PM PG: 1 OF 3

**SUB-CONTRACTOR'S
CLAIM FOR LIEN
[Private Construction]**

The undersigned lien claimant, **PANIAGUA GROUP, INC.** ("Paniagua"), with an office at 2420 E. Oakton Street, Unit G, Arlington Heights, Illinois 60005, hereby serves Notice and records a Subcontractor's Claim For Lien against **UTP, LLC**, 875 Lake Street, Oak Park, Illinois 60301 ("Owner"), c/o BFKPN Corporate Services, 200 W. Madison Street, Suite 3900, Chicago, Illinois 60606, its General Contractor **BERGLUND CONSTRUCTION COMPANY, INC.**, 8410 South Chicago Avenue, Chicago, Illinois 60617, and all other persons or entities having or claiming an interest in the below-described real estate. In support, Paniagua states as follows:

1. On or before April 19, 2016, Owner owned a parcel of real estate in the County of Cook, State of Illinois described in Exhibit A attached hereto, commonly known as **875 Lake Street, Oak Park, Cook County Illinois 60301 (PIN No. 16-07-129-031-0000)** (the "Property").

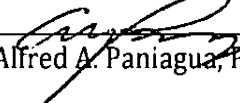
2. On or before April 19, 2016, Owner entered into a general contract with Berglund Construction Company as "Contractor" (the "Contract"), wherein Contractor was to provide labor, materials, and equipment relating to for the restoration of the Unity Temple, 875 Lake Street, Oak Park Illinois 60301 (the "Project").

3. With the knowledge and consent of the Owner, Contractor entered into a Subcontract Agreement dated April 19, 2016 with Paniagua for Project No. 215019 (the "Subcontract"), wherein Paniagua was to provide labor and materials to satisfy Contract Drawings and Specifications PK-1 and PK-2 dated June 10, 2015 and June 1, 2015 respectively, and together with Addendum No. 1 dated June 12, 2015, Addendum No. 2 dated June 15, 2015, and Addendum No. 3 dated July 6, 2015 (the "Work") at the Project. According to the Subcontract, the lump sum amount to be paid to Paniagua for the Work was **\$64,191.00** (the "Contract Sum").

4. On June 12, 2017, Paniagua performed its last day of Work required by the contract to be done as of that date, including a net reduction of **\$388.00** due to changes to the Work, such that the adjusted Contract Sum of **\$63,803.00** became due and owing.

5. The Owner has left unpaid, due and owing to Paniagua, the sum of **\$63,803.00** for which, with interest, Paniagua claims a lien on the Property and improvements and to monies or other considerations due or to become due from Owner under the Contract.

PANIAGUA GROUP, INC.

By: 
Alfred A. Paniagua, President

JA

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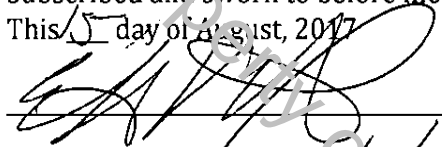
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The Affiant, Alfred A. Paniagua, being first duly sworn, on oath deposes and says that he is President of Paniagua Group, Inc., lien claimant, and that that he has read the foregoing claim for lien and knows the contents thereof; and that all statements contained therein are true.

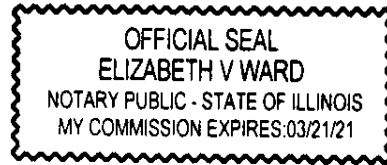


Alfred A. Paniagua

Subscribed and sworn to before me
This 5 day of August, 2017



My commission expires 3/21/21



Document Prepared By, and Return To:

John N. Walker, Esq.
WAVELAND LAW GROUP LLC
55 West Wacker Drive
14th Floor
Chicago, IL 60601

PROPOSED
Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

THE NORTH PART BEING 170.9 FEET ON THE WEST LINE AND 169.1 FEET ON THE EAST LINE OF THE EAST 105 FEET (EXCEPT THE EAST 5 FEET THEREOF) OF LOT 3 IN SCOVILLES SUBDIVISION OF LOT 17 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-07-129-031-0000

ADDRESS: 875 LAKE STREET, OAK PARK, ILLINOIS 60301

Property Of Cook County Clerk's Office