



Doc# 1804513032 Fee \$40.00

AMENDED
CONTRACTOR'S
CLAIM FOR LIEN

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2018 01:02 PM PG: 1 OF 2

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The lien claimant, TWG Management, Inc., a Nevada Limited Liability Company doing business in Chicago, Illinois and having its principal place of business in Milwaukee, Wisconsin, hereby files an amended notice and claim for a Mechanic's Lien against Chicago Title Land Trust Co., Trustee Under Trust No. 1101946, Dated September 19, 1995 ("Owner"), and 157 Ontario, Inc., as tenant and/or Owner's representative ("Owner's Representative"), each of Chicago, Illinois, who owned or claimed an interest in the following described premises:

LOT 9 AND THE WEST 12 FEET OF LOT 10 IN BLOCK 5 IN NEWBERRY'S
ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 17-09-231-007-0000

Address of premises: 157 West Ontario, Chicago, Illinois

and hereby states, as follows:

1. That on or about October 22, 2013, Claimant made a written contract with Owner's Representative to finance, manage and undertake a comprehensive capital project, interior renovation and remodeling effort, including exterior and interior surfaces of the premises (hereinafter referred to as "the Work"). The contract was entered into with the knowledge and consent of the Owner. Alternatively, Owner authorized Owner's Representative to enter into the contract. Alternatively, Owner knowingly permitted Owner's Representative to enter into the Contract for the improvement of the premises described herein.

2. That Claimant furnished labor and material to the premises to the value of \$630,720.93, plus interest.

3. That on December 3, 2016, Claimant substantially completed the Work to the value of \$630,720.93.

4. That on December 22, 2016, due to lack of payment, Claimant recorded a Mechanic's Lien with the Cook County Recorder as Document No. 1635745039, and then served its lien on Owner and mailed notice of said lien to Owner's Representative.

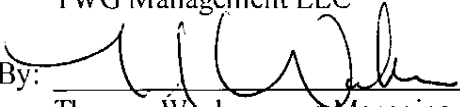
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5. That Owner and/or Owner's Representative is entitled to a credit from the original lien.

6. That, after applying all just due credits, the balance due and owing to Claimant is Six Hundred Thirty Thousand, Seven Hundred Twenty dollars and Ninety-Three cents (\$630,720.93), plus interest, attorneys' fees, and any and all applicable fees and costs allowed by statute, for which amount the Claimant hereby claims a Mechanics Lien on the premises, labor, services, land, fixtures and improvements, and on the money or other considerations due or to become due the Owner or Owner's Representative.

TWG Management LLC

By: 
Thomas Wackman, as Managing Member of
TWG Management LLC

This document was prepared by:

Julia L. Mohan
Roetzel & Andress LPA
20. S. Clark Street, Suite 300
Chicago, Illinois 60603

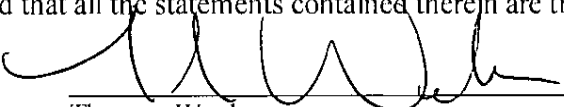
After recording, please return to:

Julia L. Mohan
Roetzel & Andress LPA
20. S. Clark Street, Suite 300
Chicago, Illinois 60603

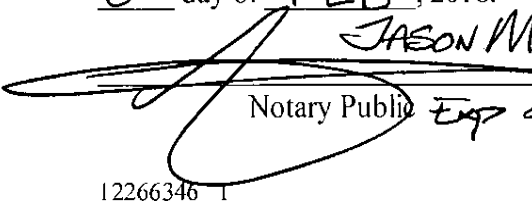
AFFIDAVIT

STATE OF ~~ILLINOIS~~ ^{Wisconsin})
) ss.
COUNTY OF ~~COOK~~ ^{Milwaukee})

The affiant, Thomas Wackman, as Managing Member of TWG Management LLC, being first duly sworn on oath, deposes and says that he is the principal of TWG Management LLC, the lien claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements contained therein are true.


Thomas Wackman

Subscribed and sworn to before me this
8th day of FEB, 2018.


Notary Public Exp 08/28/2021

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