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Doc# 1810355007 Fee \$33.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2018 10:59 AM PG: 1 OF 5

SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

The Claimant, J.F. Carpentry Services Inc., which has an office at 9226 W. Grand Avenue, Franklin Park, Illinois 60131, hereby files its Subcontractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and against The University of Chicago, 5235 S. Harper Ct., Suite 1000, Chicago, IL 60615 ("Owner"), Reed Illinois Corporation d/b/a Reed Construction, 600 W. Jackson Blvd., Suite 500, Chicago, IL ("Contractor"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described, by through or under the Owner.

Claimant states as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

[PLEASE SEE ATTACHED RIDER FOR LEGAL DESCRIPTION]

Which property is commonly known as McGiffert House/Hall, McGiffert Phase II, located at or about the intersection of 57th Street and Woodlawn Avenue at 5751 S. Woodlawn Avenue, Chicago, Cook County, IL. The Property Index Number(s) are:

20-14-214-011-0000 and 20-14-214-025-0000

2. On information and belief, prior to Claimant's contract with Contractor, Owner contracted with Contractor for certain improvements to said Real Estate.

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3. On or about September 25, 2017, Contractor entered into a written contract with the Claimant, J.F. Carpentry Services Inc., to provide all necessary material and labor for the provision of drywall and rough carpentry on the Real Estate in return for payment.
4. The subcontract was entered into by Contractor and the work was performed by claimant with the knowledge and consent of the Owner. Alternatively, the Owners specifically authorized Contractor and/or its agents to enter into contracts for the improvement of the Real Estate.
5. On or about December 15, 2017, the Claimant substantially completed all work required to be performed under its subcontract, which entailed delivery and installation of rough carpentry and drywall materials, for which the amount of one hundred seventy-one thousand eight hundred sixty-five dollars and forty-nine cents (\$171,865.49) remains unpaid.
6. As of this date, there is due one hundred seventy-one thousand eight hundred sixty-five dollars and forty-nine cents (\$171,865.49) unpaid and owing to the Claimant, after allowing all credits, the sum of which principal amounts bears interest at the statutory rate under the Mechanics Lien Act. Claimant claims a mechanic's lien on said Real Estate and improvements and on the moneys or other consideration due or to become due from the Owner under said contract against Contractor, and others claiming an interest in said property.
7. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice and claim for lien.

Dated: April 12th, 2018

J.F. Carpentry Services Inc.

By: 

Its: ~~Attorney and~~ Agent

This document was prepared by and after recording should be mailed to:

Bradley M. Arnold
 Kolb Clare & Arnold P.C.
 1110 W. Lake Cook Road, Suite # 150
 Buffalo Grove, IL 60089
 (630) 550-5228
barnold@kcallegal.com

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RIDER

LOTS 18, 19, 20, 21 AND LOT 17 (EXCEPT THE SOUTH 10.00 FEET THEREOF) IN GRAY AND GAYLORD'S SUBDIVISION OF BLOCK 71 AND THE WEST ½ OF BLOCK 62 IN HOPKIN'S ADDITION TO HYDE PARK IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON STREET ADDRESS: 5751 South Woodlawn Avenue, Chicago, IL 60637

PERMANENT INDEX NUMBER(S): 20-14-214-011-0000
20-14-214-025-0000

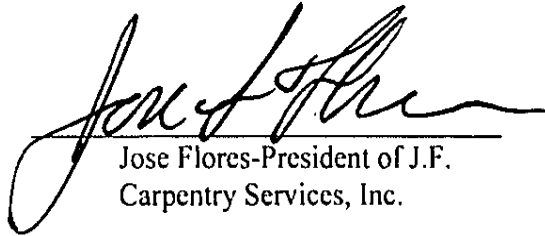
Property of Cook County Clerk's Office

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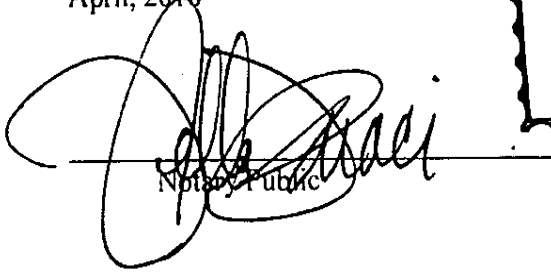
STATE OF ILLINOIS)
)
COUNTY OF COOK)

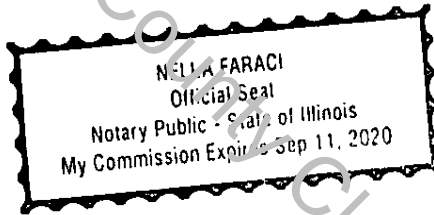
VERIFICATION

Jose Flores, being first duly sworn on oath, deposes and states that he is the president of J.F. Carpentry Services Inc. and is authorized to make this Verification, that he has read the foregoing Subcontractor's Claim for Mechanic's Lien thereto, knows the contents thereof, and that they are true and correct to the best of his knowledge, information, and belief.


Jose Flores-President of J.F.
Carpentry Services, Inc.

SUBSCRIBED and SWORN to
Before me this 12th day of
April, 2018


Notary Public



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CERTIFICATE OF SERVICE

I, Viktoriya Strelnikov, a non-attorney, certify that I served the foregoing **SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN** by mailing a copy to each person to whom it is directed at the address indicated below by U.S. Certified Mail, Return Receipt, Restricted Delivery, by depositing same in the U.S. Mail Depository Box located at 1110 W. Lake Cook Road, Buffalo Grove, Illinois on April 13, 2018 before 4:30 p.m. with proper postage prepaid:

Reed Illinois Corporation d/b/a Reed Construction
Attention Registered Agent – William Birck
600 W. Jackson Blvd., Suite 500
Chicago, IL 60661-5625

The University of Chicago – Capital Project Delivery – Facilities Services
Attention Matthew Curtin and Richard Wrigley
5235 S. Harper Ct., Suite 1000
Chicago, IL 60615

Waechter Architects P.C.
Attention Michael Waechter – President
4536 North Ravenswood Avenue
Chicago, IL 60640



Viktoriya Strelnikov
Paralegal