

# UNOFFICIAL COPY

Prepared By and Mail To:

Rock Fusco & Connelly, LLC  
Attn: Joseph Baratta  
321 North Clark Street, Suite 2200  
Chicago, Illinois 60654



\*1817219051\*

Doc# 1817219051 Fee \$33.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

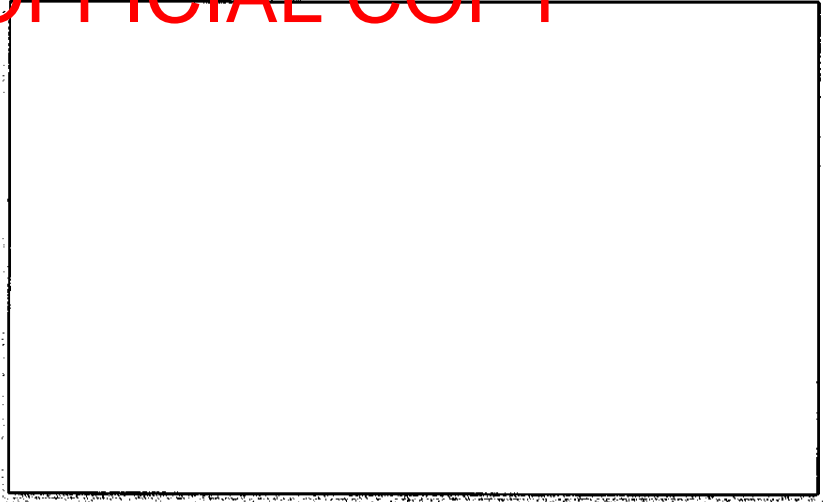
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Property of Cook County Clerk's Office

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

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**CONTRACTOR'S  
NOTICE AND CLAIM FOR MECHANIC'S LIEN**

State of Illinois  
County of Cook

Monaco Mechanical Service, Inc.

v.

Hancock House, LP d/b/a Hancock House Senior Living

The claimant, Monaco Mechanical Service, Inc., ("Claimant"), of 1971 University Lane, Lisle, County of DuPage, State of Illinois 60532, hereby files notice and claim for lien against Hancock House, LP, d/b/a Hancock House Senior Living, the Owner of 12045 S. Emerald Avenue, Chicago, County of Cook, State of Illinois 60628 ("Owner") and states:

That in or about May 28, 2010 and thereafter, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Beginning PARCEL 1: LOT 26 (EXCEPT THAT PART OF SAID LOT CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED JUNE 27, 1929 AS DOCUMENT 10397274) IN BLOCK 13 WEST PULLMAN IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 24 AND 25 (EXCEPT THAT PART OF SAID LOTS TAKEN BY THE CITY OF CHICAGO FOR WIDENING OF HALSTED STREET) IN BLOCK 13 WEST PULLMAN IN THE WEST 1/2 OF THE

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NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 21 AND 22 IN BLOCK 13 IN WEST PULLMAN IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 23 IN BLOCK 13 IN THE RESUBDIVISION OF THAT PART OF WEST PULLMAN IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOTS 1 TO 9, BOTH INCLUSIVE IN THE RESUBDIVISION OF LOT 21 IN BLOCK 14 IN WEST PULLMAN IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 25-28-108-018-0000;  
25-28-108-038-0000;  
25-28-108-040-0000;  
25-28-108-019-0000;  
25-28-108-039-0000;  
25-28-109-010-0000

Address of Premises: 12045 S. Emerald Avenue, Chicago, Illinois 60626, (the "Property")  
and that on or about June 2017, Owner entered into an oral contract with Claimant ("Contract")  
for the improvement and maintenance at the Property. These improvements were on going from  
June 2017 through and until completion of the projects on March 6, 2018. The maintenance and  
improvements include: correcting heating issues in two apartment units; clearing blockage in fin  
tube; inspecting and tune-up of Boiler #1; and providing Owner with parts to tune-up Boiler # 2,  
and related work thereto for the above specified Project in exchange for a total payment of Two  
Thousand, Six Hundred and Ten and 07/100 Dollars (\$2,610.07).

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Claimant serviced domestic hot water heaters in alarm; inspection of igniter and flame sensor covered in soot on Unit #1; inspection of heating issues in various apartment; inspections and repairs to address heating issues, and related work thereto for the above specified in exchange for a total payment of One Thousand, Nine Hundred and Sixty-Six and 42/100 Dollars (\$1,988.42).

Claimant also serviced air conditioning issues in common areas of the Property; reprogrammed controller and replaced filters, and related work thereto for the above specified in exchange for a total payment of One Thousand, Two Hundred and Sixteen and 09/100 Dollars (\$1,216.09).

That said Owner has not rendered any payment to Claimant, leaving due, unpaid and owing the Claimant for work performed and for additional labor and material for the benefit of Owner, for the sum total of Five Thousand, Eight Hundred and Fourteen and 58/100 Dollars (\$5814.58), the Claimant claims a lien on said land and improvements.

That each project listed herein is related in scope of work and served as continuation of such work, that the completion of work did not conclude until on or about March 6, 2018.

Monaco Mechanical Service, Inc.

By: \_\_\_\_\_

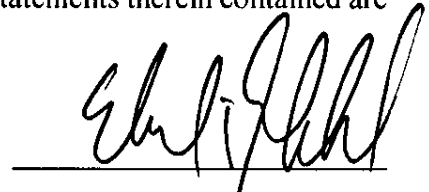
  
Edward T. Gritzenbach

This document was prepared by and mailed to:  
Joseph T. Baratta  
Rock Fusco & Connelly, LLC  
321 N. Clark Street, Suite 2200  
Chicago, Illinois 60654  
(312) 494-1000

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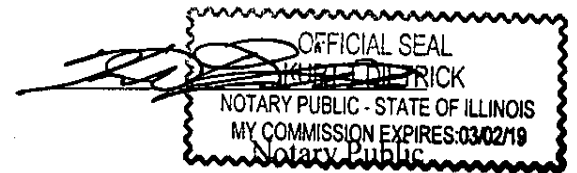
State of Illinois,  
                                  }SS.  
County of Cook

The Affiant, Ed Gritzenbach, being first duly sworn, on oath deposes and says that he is an employee of Monaco Mechanical Service, Inc., that he has read the forgoing Contractor's Notice of Claim for Lien and knows the contents thereof; and that all the statements therein contained are true.



Edward T Gritzenbach

Subscribed and sworn to before me this 5<sup>TH</sup> day of JUNE 2018.



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