

# UNOFFICIAL COPY

Doc#: 1821906081 Fee: \$43.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2018 10:36 AM Pg: 1 of 5

## NOTICE AND CLAIM FOR MECHANICS' LIEN

STATE OF ILLINOIS )  
)  
COUNTY OF COOK )  
IN THE OFFICE OF )  
THE RECORDER OF DEEDS )  
OF COOK COUNTY )  
)  
ZUNIGA'S PLUMBING, INC. )  
Claimant, )  
)  
v. )  
)  
MONIRA DEVELOPMENT, LLC )  
MANA CONTEMPORARY, LLC )  
MOISHE'S MINI STORAGE OF )  
CHICAGO, LLC )  
THROOP STREET PROPERTY, LLC )  
HSBC BANK, USA, NATIONAL )  
ASSOCIATION )  
Unknown Owners and )  
Non-Record Lien Claimants. )  
)  
Defendants )

### **"NOTICE TO OWNER":**

**Do not pay the Contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman. for recording purposes only**

### **NOTICE & CLAIM FOR LIEN IN AMOUNT OF \$ 234,880.00**

The claimant, ZUNIGA'S PLUMBING, INC, doing business at 6855 S Emerald Ave, Chicago, Illinois 60621, being a plumbing contractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against Mana Contemporary, LLC, d/b/a Monira Development, LLC, AKA Moishes's Mini Storage of Chicago, LLC, doing business at 2233 S Throop St., Chicago, Illinois 60608, acting as Authorized Agents (hereinafter collectively known as "Agents") for Throop Street

Return to: Hal Emalfarb, Esq.  
EMALFARB, SWAN & BAIN  
440 Central Ave.  
Highland Park, IL 60035  
847 432-6900

PIN: 17-29-103-031-0000

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Property, LLC located at 2211-33 S Throop St., Chicago, Illinois 60608, being the Owner for said construction project (hereinafter "Owner"), HSBC Bank, USA b/k/a HSBC Bank, USA, National Association ("Lender") being a mortgage holder against title to said real estate with its principal office located at 452 5<sup>th</sup> Avenue, New York NY 10018 and said Owner is the legal title holder for the real estate and construction project being constructed on the real estate 2233 S Throop St., Chicago, Illinois 60608.

That, on or about March, 2013 said Owner was the Owner of record of the following described land in the County of Cook, State of Illinois, to wit:

**SEE ATTACHED EXHIBIT "A"**

And Mana Contemporary, LLC, d/b/a Monira Development, LLC, Moishe's Mini Storage of Chicago, LLC as Authorized Agents for said Owner, Throop Street Property, LLC, was authorized and knowingly permitted Claimant to construct the improvement thereof.

That on or about March 2013, Mana Contemporary, LLC, d/b/a Monira Development, LLC AKA Moishe's Mini Storage of Chicago, LLC as Authorized Agents for Owner, Throop Street Property, entered into a contract with Claimant, Zuniga's Plumbing, Inc., who provided thereunder plumbing labor and materials for and improvement of said property and Claimant completed its construction work on December 1, 2016.

That said Mana Contemporary, LLC, d/b/a Monira Development, LLC AKA Moishe's Mini Storage of Chicago, LLC as Authorized Agents for Owner, Throop Street Property, are entitled to credits for payment on account, leaving due, unpaid and owing to the Claimant, the sum of \$234,880.00 for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorney's fees (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said land and improvements, and on the monies or other considerations due or to become due from the Owners under said contract between said General Contractor and Owners.

ZUNIGA'S PLUMBING, INC.

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

Its Attorney

Hal Emalfarb, Esq.  
EMALFARB, SWAN & BAIN  
440 Central Ave.  
Highland Park, Illinois 60035  
(847) 432-6900

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STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF LAKE     )

### VERIFICATION

The Affiant, Walter Zuniga, being first duly sworn on oath, deposes and says that he is the authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his information and belief.

Walter M. Zuniga pres.

Subscribed and Sworn to before me this 30<sup>th</sup> day of July 2018.

Yesenia Mendoza  
Notary Public



Property of Cook County Clerk's Office

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## PROOF OF SERVICE BY MAIL

I, Corina Zacon, on oath, state that on this 1<sup>st</sup> day of August 2018, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

Mana Contemporary, LLC  
c/o Jennifer Torwudzo  
2233 S. Throop St.  
Chicago, Illinois 60608

Certificate# 91 7108 2133 3933 5639 6884

HSBC Bank USA  
d/b/a HSBC USA Bank National Association  
c/o: Michael J. Smilovitch  
452 5<sup>th</sup> Avenue,  
New York, NY 10018

Certificate# 91 7108 2133 3933 5639 6877

Monira Development, LLC  
215 Coles Street  
New Jersey City, New Jersey 07310

Certificate# 91 7108 2133 3933 5639 6860

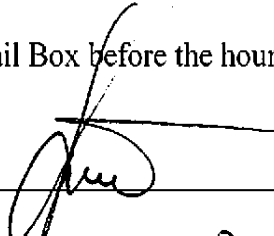
Moishe's Mini Storage of Chicago, LLC  
c/o Jennifer Torwudzo  
2233 S. Throop St.  
Chicago, Illinois 60608

Certificate# 91 7108 2133 3933 5639 6853

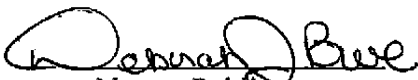
Throop Street Property, LLC  
c/o Illinois Corporation Service C  
801 Adlai Stevenson Drive  
Springfield, Illinois 62703

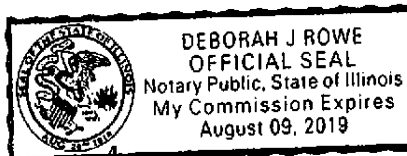
Certificate# 91 7108 2133 3933 5639 6846

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.



Subscribed and Sworn to before me this 1 day of ~~July~~ August, 2018

  
Notary Public



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**LEGAL DESCRIPTION**

That part of the south three-fourths of lot 128, all of lots 129, 130, 131, 132, 133 and part of lot 134; and the westerly half of the filled in portion of Throop's Canal lying east of and adjacent to said lots or parts thereof, all in Green's South Branch Addition to Chicago in Section 29, Township 39 North, Range 14 east of the third principal meridian, described as follows:

Beginning at the intersection of the north line of the south three-fourths of said lot 128 and the east line of south Throop Street; thence southerly along the east line of south Throop Street, a distance of 669.7 feet to the joint between a one story brick building and a three story brick building; thence easterly along a line parallel with said north line of the south three-fourths of lot 128 and between said one story and three story brick buildings, a distance of 138.84 feet to the west face of a six story brick building; thence southerly, perpendicular to the last described line and along said west face, a distance of 3.52 feet to the north face of said three story brick building; thence easterly along a line between said three story and six story brick buildings, a distance of 155.80 feet to the centerline of said Throop's Canal; thence northerly along said centerline and the east line of said lot 128, a distance of 673.75 feet to the said north line of the south three-fourths of lot 128; thence westerly along said north line, a distance of 294.58 feet to the point of beginning, in Cook County, Illinois;

Together with the east ½ of vacated Throop Street lying west of and adjoining said parcel.

The south ¾ of lot 128, all of lots 129, 130, 131, 132, 133, 134, 135, 136, 137, and that part of lot 138 lying north of a line which is 1,039.70 feet south of and parallel to the north line of the south ¾ of lot 128 aforesaid, all in Greene's south Branch and that part of the filled in portion of Throop's Canal lying adjacent to any and all of said lots or portions thereof, all in the City of Chicago, in Section 29, Township 39 North, Range 14, east of the third principal meridian, in Cook County, Illinois

PIN: 17-29-103-032; 17-29-103-033