

# UNOFFICIAL COPY

## SUBCONTRACTOR'S CLAIM FOR MECHANIC LIEN



Doc# 1823618082 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2018 11:23 AM PG: 1 OF 4

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

The lien claimant, Brasero Plumbing & Construction Inc. of Skokie, IL 60025 the undersigned (Claimant), hereby files its claim for Mechanics Lien against W Squared Investments LLC Series A dba W Squared Investments LLC (Owner), Clare M. Walker (Lender), and any necessary parties and non-record claimants, regarding the real property commonly known as 1924 S. Drake Ave., Chicago, IL 60647 described, located at to wit:

1924 AS IN BLOCK 6 IN THE SUBDIVISION OF BLOCKS 4 TO 9, BOTH INCLUSIVE, IN  
E. SIMON'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 43  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS

COMMONLY KNOWN AS:

1924 S. Drake Ave.  
Chicago, IL 60647

1924 N. Drake Ave  
Chicago IL 60647

P.I.M. 13-35-405-028-0000

13-35-400-028-0000

1. That Brasero Plumbing & Construction Inc. (Claimant) made a contract with Contractor to perform certain work and provide the appropriate materials, to wit:

Basement: Install over head system with ejector pump for: bathroom (tub, toilet, sink), floor drain for mechanical room, floor drain, washer and utility sink for laundry room, and wet bar

First Floor: Install new drain and water supply for powder room (toilet, sink) Install new drain and water supply kitchen sink and dishwasher, install new ice maker box for refrigerator

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Second Floor: Install new drain and water supply for: two sinks, shower and toilet in master bathroom. Install new drain and water supply for sink, tub, and toilet in second bathroom  
Install new drain and water supply for washer Install new floor drain for furnace room

Third Floor: Install new toilet, trim for tub, and new faucet for bathroom (keep rough plumbing) Install new drain and water supply for tub, toilet, and sink Install new drain and water supply for washer

at 1924 S. Drake Ave., Chicago, IL 60647 for the sum of \$21,850.00.

2. That the lien claimant furnished the labor and material requested to the premises for the agreed sum of and the value of \$21,850.00, and also provided extra labor and materials to wit: water supply for attic sink, water supply for Jacuzzi in master bathroom, water supply, drain and vent for added sink (double sink) on second floor for the agreed sum of and the value of \$2,400.00, and substantially completed this project on or about May 29, 2018.
3. That said work was duly permitted, inspected and approved by the City of Chicago Officials yet the Owner refused to pay the agreed upon price
4. As of the current date, there is due, unpaid and owing to Claimant after allowing all credits, the principal sum of \$7,500.00, which principal amount bears interest at the statutory rate of 9% per annum, as evidenced per the attached final invoice, incorporated herein.
5. The undersigned claims a lien therefor against the above-described property, against your interest therein or anyone else's, and against any money or other considerations due from you to the contractor.

Dated at Chicago, Illinois, this 8<sup>th</sup> day of August 2018.

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## TO

W SQUARED INVESTMENTS LLC dba W SQUARED INVESTMENTS LLC, SERIES A  
c/o CHRISTINE HUTTON 1401 N BOSWORTH AVE, UNIT 1 CHICAGO IL 60622

Clare Walker, PO Box 195 Union Pier MI 49129

W SQUARED INVESTMENTS LLC dba W SQUARED INVESTMENTS LLC, SERIES A  
1732 W. HUBBARD STE 2A CHICAGO, IL 606220000

FRANCIS J WALKER, 1732 W. HUBBARD, Suite 2A CHICAGO, IL - 60622

MCKINLEY WELLS, 2535 W MAYPOLE AVE, CHICAGO, IL - 60612

Property of Cook County Clerk's Office

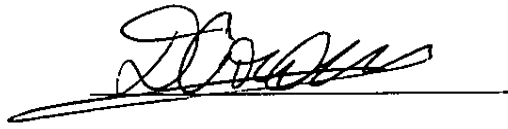
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## VERIFICATION BY CERTIFICATION

The affiant Darius Cioran being first duly sworn on oath deposes and says that he is the president of Brasero Plumbing & Construction Inc. that he has read the foregoing notice and claim of lien and knows the contents thereof and certifies that the statements set forth in this instrument are true and correct.

Respectfully submitted,

Brasero Plumbing & Construction Inc.

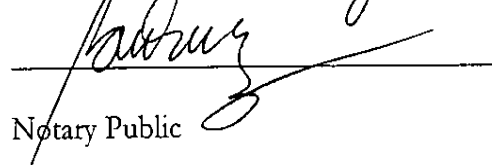


By: Darius Cioran

Its: President

SUBSCRIBED AND SWORN TO

Before me this 15 day of August 2018

  
\_\_\_\_\_  
Notary Public

Prepared by to be returned to:

Dragos B. Boscoianu  
Access Law Group Ltd.  
7132 N. Harlem Ave.  
Suite 112  
Chicago, IL 60631  
(312) 646-8099



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