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1824755058

Doc# 1824755058 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2018 04:04 PM PG: 1 OF 3

MECHANIC'S LIEN CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

PHOENIX BUILDERS, LTD.
(d/b/a "Teschner and Sons Painting"),

Claimant,

vs.

613 NORTH WELLS STREET, LLC,
STROME MEZZANINE FUND II, LP
SUMMIT DESIGN + BUILD, LLC,

Defendants.

The Claimant, PHOENIX BUILDERS, LTD., d/b/a "Teschner and Sons Painting" ("Claimant"), hereby files a claim for lien against 613 NORTH WELLS STREET, LLC, 11828 La Grange Ave., Los Angeles, California 90025 ("Owner"), SUMMIT DESIGN + BUILD, LLC, 1032 W. Fulton Mrkt., Ste. 300, Chicago, Illinois 60607 ("Contractor") and STROME MEZZANINE FUND II, LP, 100 Wilshire Blvd., Ste. 1759, Santa Monica, California 90401 ("Lender"), and states:

That on or about April 6, 2017, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Street Address: 611-617 North Wells Street, Chicago, Illinois

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Legal Description: LOTS 5 AND 6 IN BLOCK 5 IN NEWBERRY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-09-231-002-0000

and Contractor was the Owner's contractor. In the alternative, Contractor contracted to improve the Owner's property with the Owner's authority or knowing permission. That on or about April 6, 2017, said Contractor made a subcontract with the Claimant, pursuant to which the Claimant was to provide furnish labor and materials for painting of the improvements upon the land described herein above, and that on or about June 15, 2018, the Claimant completed thereunder all that was required to be done by said subcontract.

The following amounts are due on said contract:

Original Contract:	\$140,000.00
Extras/Change Orders:	\$ 24,034.00

Payments	<u>\$156,046.00</u>
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TOTAL BALANCE DUE: \$ 8,034.00

Leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of Eight Thousand Thirty-Four and No/100 Dollars (\$8,034.00), for which, with interest, the Claimant claims a lien on said land, beneficial interest, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said Contractor and/or Owner under said contract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order 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.

IN WITNESS WHEREOF the undersigned signed this instrument on September 4, 2018.

PHOENIX BUILDERS, LTD.,
d/b/a "Teschner and Sons Painting"

By: _____



Tom Teschner, President

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VERIFICATION

The Affiant, Tom Teschner, being first duly sworn, on oath deposes and states that the Affiant is the President of the Claimant; that the Affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements contained therein are true.

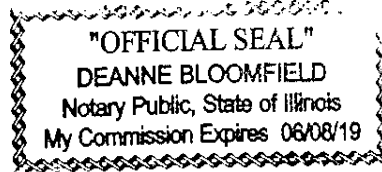


Tom Teschner
President, Phoenix Builders, Ltd.

Subscribed and sworn to before me this

4th day of Nov, 2018


Notary Public



Prepared by:

Scott A. Calkins, Esq.
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