

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc#: 1826447089 Fee: \$42.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/21/2018 01:32 PM Pg: 1 of 3

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

S and D Masonry, Inc.

CLAIMANT

-VS-

Milwaukee & Armitage, LLC
1980 Milwaukee, LLC
Principal Life Insurance Company
CLAYCO, INC.

DEFENDANT(S)

The claimant, **S and D Masonry, Inc.** of Wheeling, IL, 60090 County of Cook, hereby files a claim for lien against **CLAYCO, INC.**, contractor of 35 E. Upper Wacker Drive, Suite 1300, Chicago, IL and **Milwaukee & Armitage, LLC** St. Louis, MO 63114 {hereinafter referred to as "Current Owner(s)"} and **1980 Milwaukee, LLC (Previous Owner)** St. Louis, MO 63114 and **Principal Life Insurance Company** Des Moines, IA 50392 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **07/19/2017**, said Previous Owner(s) owned the following described land and that on 9/7/2017 conveyed said described land to Current Owner under Document #1725019029 recorded in the County of Cook, State of Illinois to wit:

Street Address: **1980 N. Milwaukee Avenue Chicago, IL 60647**

A/K/A: **See Attached Exhibit "A" for Legal Description**

A/K/A: **Tax# 13-36-404-020; 13-36-404-021; 13-36-404-022; 13-36-404-025; 13-36-404-034**

and **CLAYCO, INC.** was the Previous Owner's contractor for the improvement thereof. On information and belief, current owner acknowledged and authorized the improvements to said property. That on or about **07/19/2017**, said contractor made a subcontract with the claimant, and said subcontract was memorialized on **07/31/2017** to provide **labor and material for new construction brick and block** for and in said improvement, and that on or about **06/29/2018** the claimant last performed under said subcontract.

UNOFFICIAL COPY

The following amounts are due on said subcontract:

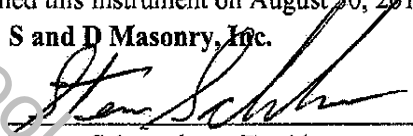
Original Contract Amount	\$1,580,000.00
Change Orders/Extras	\$114,039.00
Credits	\$.00
Work Not Performed	\$150,000.00
Payments	\$1,043,852.40
Total Balance Due	\$500,186.60

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Five Hundred Thousand One Hundred Eighty Six Dollars and 60/100 (\$500,186.60) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, 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 previous owner and/or current owner(s) under said subcontract.

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 has signed this instrument on August 30, 2018.

S and D Masonry, Inc.

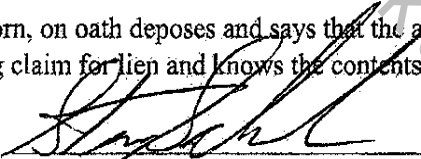

Steven Schuessler President

Prepared By:
S and D Masonry, Inc.
305 Industrial Lane,
Wheeling, IL 60090

VERIFICATION

State of IL
County of Cook

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


Steven Schuessler President

Subscribed and sworn before me this August 30, 2018.


Notary Public's Signature



180839567 mngc

UNOFFICIAL COPY

EXHIBIT A Legal Description

PARCEL 1:

LOTS 1 THROUGH 4 IN P. BANDOW'S RESUBDIVISION OF LOTS 3, 4 AND THE NORTHWEST 1/2 OF LOT 5 IN BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 6 AND 7 AND THE SOUTHEAST 1/2 OF LOT 5 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1980 N. Milwaukee Avenue, Chicago, Illinois 60647

PINs: 13-36-404-020-0000 (affects Parcel 2)
13-36-404-021-0000 (affects Parcel 1 Lot 1)
13-36-404-022-0000 (affects Parcel 1 Lot 2)
13-36-404-025-0000 (affects Parcel 3)
13-36-404-034-0000 (affects Parcel 1 Lots 3 and 4)