

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

MECHANIC'S LIEN
CLAIM PURSUANT TO
ILLINOIS COMPILED
STATUTES CHAPTER 770
SEC. 60/6.01 ET. SEQ.



Doc# 1831913066 Fee \$32.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/15/2018 03:21 PM PG: 1 OF 3

“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.

2102 Natchez, LLC
c/o Michael T. O'Connor
440 W. Randolph St., Ste 500
Chicago, Illinois 60606

MIA Property Acquisitions, LLC-2102 Natchez
c/o Michael T. O'Connor
440 W. Randolph St., Ste 500
Chicago, Illinois 60606

REMI Development, LLC
c/o S. Aaron Tenenbaum
2222 Chestnut Ave., Ste 201
Glenview, Illinois 60026

Great Southern Bank
Attn: Michael Casnar
2 North Riverside Plaza, Ste 1220
Chicago, Illinois 60606

Environmental Protection Industries, Inc.
c/o Michael Musa
16650 S. Canal St.
South Holland, Illinois 60473

The Claimant, OG PLUMBING, LLC. (hereinafter referred to as “Claimant”) is an Illinois limited liability company, in good standing, with a principal place of business in Cook County Illinois, hereby files its Claim for Lien against 2102 NATCHEZ, LLC and MIA PROPERTY ACQUISITIONS, LLC-2102 NATCHEZ (collectively herein referred to as “Owner”), ENVIROMENTAL PROTECTION INDUSTRIES, INC. and/or REMI DEVELOPMENT, LLC (collectively referred to herein as “General Contractor”), and GREAT SOUTHERN BANK (“Lender”), regarding Claimant’s subcontract to provide materials and perform labor related to plumbing work at the property located at 2102-2120 N. Natchez Avenue, Chicago, Illinois 60707 (“Property”) and in support of said claim states as follows:

1. That as of July 2017, the Owner has owned the above stated property legally described as follows:

SCRD REVIEW

UNOFFICIAL COPY

LOTS 1, 4, 5, 6 AND 7 IN UNO-NATCHEZ AVENUE SCHOOL BUILDING PARCEL SUBDIVISION, BEING A RESUBDIVISION OF PART OF EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2017 AS DOCUMENT 1716439098, IN COOK COUNTY, ILLINOIS

PLNs: 13-31-205-081-0000 and 13-31-205-083-0000

2. That in or about August of 2017, Claimant contracted with the Owner, General Contractor, the Owner's duly authorized agent, the Owner's designated agent or the Owner's duly authorized Contractor and Agent, acting on behalf of Owner as one whom the Owner knowingly permitted to contract for the improvements, for the provision of all labor, equipment, and materials for certain plumbing, sewer, and water work at the property per plans and specifications provided by the General Contractor and/or Owner ("Plumbing Work").

3. The initial contract with Claimant for the Plumbing Work at the Property totaled \$1,040,000.00.

4. That upon special request and with the Owner's and/or General Contractor's approval, Claimant provided extra work and/or change orders for certain work, labor, and materials related to the Plumbing Work in the amount of Seventeen Thousand Eight Hundred Forty Dollars (\$17,840.00).

4. As of July 19, 2018, the last date on which Claimant provided such labor and material for the Plumbing Work, Claimant had completed \$1,057,840.00 of the Plumbing Work required of it in a good and workmanlike manner as called for under contract and at the request of Owner and/or General Contractor.

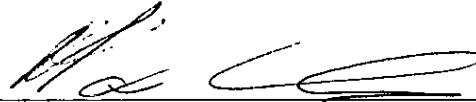
5. That after allowing for all just credits there remains that sum of **Seventeen Thousand Eight Hundred Forty Dollars (\$17,840.00)** rightfully due and owing Claimant under its Contract with General Contractor/Owner, for which the Claimant claims a lien, with interest at a rate of ten (10%) percent from the last date of work, all pursuant to Illinois Statute, on said Property and improvements, and on the monies or other considerations due or to become due from the Owner under said contract against said General Contractor and Owner.

[Signature Page to Follow]

UNOFFICIAL COPY

Respectfully submitted,
OG PLUMBING LLC,

Date: November 14, 2018

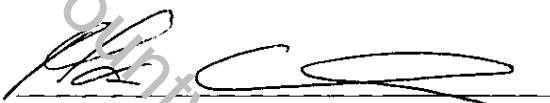
By: 

Maurice Connolly,
President of Og Management, Inc.
Manager of Og Development, LLC,
Manager of Og Plumbing LLC

VERIFICATION


STATE OF ILLINOIS)
)
COUNTY OF COOK)

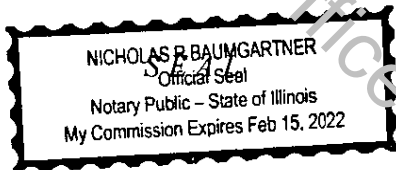
The affiant, Maurice Connolly of OG PLUMBING LLC, being first duly sworn, on oath deposes and says that the affiant is the President of Og Management, Inc., manager of Og Development, LLC, manager of Og Plumbing LLC (Claimant) and has personal knowledge of the contract and of the job described in this lien; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.



Maurice Connolly,
President of Og Management, Inc.
Manager of Og Development, LLC,
Manager of Og Plumbing LLC

Subscribed and sworn to before me
this 14th day of November 2018


Notary Public



THIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED BY MAIL TO:
Daniel G. Lauer & Assoc., PC
1424 W. Division St.
Chicago, IL 60642