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SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#. 1908147007 Fee: \$42.00

Edward M. Moody

Cook County Recorder of Deeds Date: 03/22/2019 09:56 AM Pg: 1 of 2

STATE OF ILLINOIS
COUNTY OF COOK

D & T Electric, Inc., Claimant

VS

1515 N. Halsted LCC;
Kukai NC LLC;
Thrive Construction, LLC;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$57,828.72

THE CLAIMANT, D & T Electric, Inc., 119 South Emerson Street, Suite 376, Mt. Prospect, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Thrive Construction, LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 2863 West 95th Street, Suite 143.367, Naperville, Illinois, and against 1515 N. Halsted LLC and Kukai NC LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, 1515 N. Halsted LLC and Kukai NC LLC and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of the n, was (were) the owner(s) of, or owned an interest subject to a claim for lien pursuant to the Illinois Mechanics Lien Act in, the following-described real property, to-wit:

Lot 2 in New City Subdivision in the west half of the northwest quarter of Section 4, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Numbers:

17-04-112-041-0000

17-04-112-042-0000

17-04 112-044-0000

Above parcel numbers affect afore-described and other real property

Property Address:

1538 North Clybourn Avenue, Chicago, Illinois 60642

THAT, on January 9, 2018, Claimant entered into a subcontract with the said Thrive Construction, LLC, to perform an electrical installation for the afore-described real property of a value of and for the sum of \$79,000.00.

THAT, at the subsequent request of the said Thrive Construction, LLC, and further pursuant to the said subcontract, Claimant performed additional electrical installation for the afore-described real property of a value of and for the sum of \$43,828.72.

THAT, on February 22, 2019, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

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THAT Claimant has received \$65,000.00 pursuant to the said subcontract.

THAT the said Thrive Construction, LLC, was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Thrive Construction, LLC's contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither Thrive Construction, LLC, nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of \$57,828.72, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements, including the interest of Kukai NC LLC therein, and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or Kukai NC LLC, or its (their) agent(s), under the original contract.

STATE OF ILLINOIS

SS

COUNTY OF COOK

THE AFFIANT, C. Daniels, being first duly swom, on oath deposes

D. Daniels, Agent of Claimant

and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements thereof contained are true.

D. Daniels, Agent of Claimant

Subscribed and sworn to before me this 13 174 day of NIACOH,

OFFICIAL SEAL
PAMELA J DANIELS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/30/22

Prepared By:

Mail To:

D. DanielsD & T Electric, Inc.119 South Emerson Street, Suite 376Mt. Prospect, Illinois 60056

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