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Doc#: 1922855024 Fee: \$57.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/16/2019 09:08 AM Pg: 1 of 6

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**NOTICE AND CLAIM FOR
MECHANICS' LIEN**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IN THE OFFICE OF THE
RECORDER OF DEEDS

TIME INSULATION COMPANY

Claimant,

v.

G FORCE CONSTRUCTION LLC
CONCEPT PLUMBING INC.
and UNKNOWN OWNERS,
TRUSTEES & LIEN
CLAIMANTS;

"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**

**NOTICE & CLAIM FOR LIEN
IN AMOUNT OF \$3,600.00**

The claimant, TIME INSULATION COMPANY, doing business at 5483 N. Northwest Highway, Chicago, IL 60636 being an insulation subcontractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against G Force Construction LLC, being the Prime Contractor located at 105 Aprina Lane, Bloomingdale, Illinois 60108, Concept Plumbing Inc., located at 554 West Wood Street, Palatine, Illinois 60067, being a plumbing subcontractor; 3817-45 N. Broadway, Inc., located at 3210 North Halsted Street, Suite 2N, Chicago, Illinois 60657, for the construction project being constructed on the real estate commonly known as 3833 North Broadway, Chicago, Illinois (the Project), and legally described as:

This document prepared by and return to:

Permanent Index Number(s):

Peter Swan
Emalfarb, Swan & Bain
440 Central Ave.
Highland Park IL 60035
(847) 432-6900

14-21-102-001, 007-012, 039, & 040

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SEE ATTACHED EXHIBIT "A"

That, on or about April 13, 2018 said Owner was the Owner of record of the Project, and Carbone Plumbing Inc. was authorized and knowingly permitted by the Owner to construct the improvement thereof.

That, on or about May 10, 2019, Time Insulation Company entered into a contract with Concept Plumbing Inc. to provide insulation services, labor and materials, for the Project in the amount of \$140,000.00.

That the claimant last performed work required under its contract on June 3, 2019, at which time Claimant was wrongfully terminated by Concept Plumbing Inc.

That said Concept Plumbing Inc., is entitled to zero credits on account leaving due, unpaid and owing to the Claimant, after allowing all lawful credits, the sum of \$3,600.00 for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorney's fees (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said land and improvements, and on the monies or other considerations due or to become due from the Owner under the contract.

Time Insulation Company

By: 
Its Attorney

Peter G. Swan
EMALFARB, SWAN & BAIN
440 Central Ave.
Highland Park, Illinois 60035
(847) 432-6900

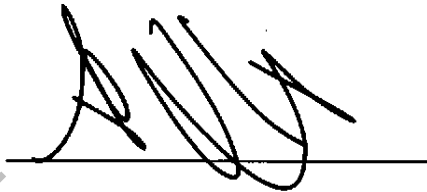
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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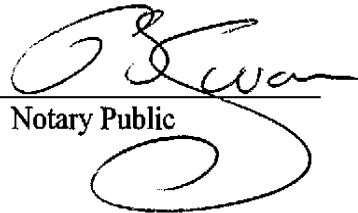
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

VERIFICATION

The Affiant, George Dicks, being first duly sworn on oath, deposes and says that he is president and authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his information and belief.



Subscribed and Sworn to
before me this 14 day
of August 2019.



Notary Public



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PROOF OF SERVICE BY MAIL

I, Peter Swan, on oath, state that on this 14th day of August 2019 I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

Recipient

Concept Plumbing Inc.
554 West Wood Street
Palatine, IL 60067

Certified # 9214 8901 9403 8387 9680 01

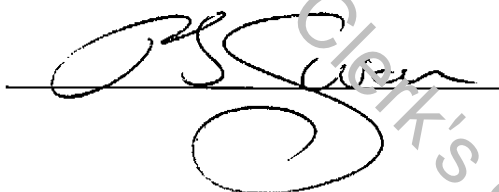
G Force Construction LLC
105 Aprina Lane
Bloomington, Illinois 60108

Certified # 9214 8901 9403 8387 9683 08

3817-45 N. Broadway Inc.
3210 N. Halsted Street, Suite 2N
Chicago, IL 60657

Certified # 9214 8901 9403 8387 9685 75

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.



A handwritten signature in black ink, appearing to read 'Peter Swan', is written over a horizontal line. The signature is stylized and cursive.

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EXHIBIT A

Legal Description

PARCEL 1:

LOT 7 (EXCEPT THE SOUTH 86.50 FEET THEREIN) IN BLOCK 3 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 86.50 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 3 IN PELEG HALL'S ADDITION TO CHICAGO, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS.

PARCEL 3:

LOT 9 IN BLOCK 3 IN PELEG HALL'S ADDITION TO CHICAGO, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS.

PARCEL 4:

LOT 10 AND THE NORTHERLY 1/2 OF LOT 11 IN BLOCK 3 IN PELEG HALL'S ADDITION TO CHICAGO, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS.

PARCEL 5:

PARCEL A:

THAT PART OF LOT 12 IN BLOCK 3 IN PELEG HALL'S ADDITION TO CHICAGO, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF HALSTED STREET AT A LINE COMMON TO LOTS 11 AND 12 IN SAID BLOCK 3, THENCE EASTERLY ALONG SAID LINE COMMON TO LOTS 11 AND 12 100 FEET TO THE WESTERLY SIDE OF A 16 FOOT ALLEY ; THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF SAID 16 FOOT ALLEY 24.98 FEET TO POINT; THENCE BY THE CENTER OF SAID LOT 12, 100 FEET TO A POINT ON THE EASTERLY SIDE OF NORTH HALSTED STREET; THENCE NORTHERLY ALONG THE EASTERLY SIDE OF NORTH HALSTED STREET 25 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

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PARCEL B:

THAT PART OF LOT 12 COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 12, THENCE NORTH ON THE EAST LINE OF SAID LOT 24.98 FEET THENCE WEST TO A POINT ON THE WEST LINE OF SAID LOT, 25 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 25 FEET TO THE PLACE OF BEGINNING IN BLOCK 3 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL C:

THE SOUTH 1/2 OF LOT 11 IN BLOCK 3 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.