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STATE OF ILLINOIS) SS. COUNTY OF COOK)

CLAIM FOR LIEN

IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS



Doc# 1927317236 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/30/2019 03:20 PM PG: 1 OF 4

NOTICE AND CLAIM FOR LIEN

The Lien Claimant, as described and defined below, of Cook County, Illinois, hereby files a Claim for Mechanics Lien against the Property Owners, Property, and Others who may have an interest in this claim for a Lien for reasons set forth below.

- A. WHEREBY, the Property Owner(s) owned the Property on the Contract date on or about October 03, 2018 and with Property Owner approximately February 20, 2019;
- B. WHEREBY, on or about October 03, 2018, the Lien Claimant made an written contract with the Global Builders, Inc., the Original contractor and the Owner knowingly permitted the work to be performed without protest where the Lier Claimant undertook the following improvements to the Subject Property: provided labor and/or materials to perform masonry restoration, tuckpointing, brick and wood cleaning, installing steel plates at the Property.
- C. WHEREBY, the Lien Claimant's last day of substantial work was or or about July 3, 2019;
- D. WHEREBY, the such improvements, labor and materials, increased the value and quality of the Property to the benefit of the Property Owner(s);
- E. WHEREBY, the Lien Claimant completed all performance required by the contract, or has a valid excuse for non-performance;

WHEREBY, the Original Contractor hired the Lien Claimant through a written contract and Owner verbally agreed to guarantee such payment with Lien Claimant to pay the sum of One Hundred Seventy Two Thousand, Nine Hundred Dollars and 00/100 Cents (\$172,900.00). Additionally, subsequently and as an extra to the contract, the Original Contractor requested additional work of Masonry work for elevator shaft, Sandblasting, tuckpointing, additional masonry openings, Parish Roof metal plates for AC units at a time and material costs of Sixty Two Thousand, Four Hundred Twenty Five Dollars (\$61,425.00). Lien Claimant also makes claim interest of 10% interest incurred pursuant to 770 ILCS 60/1(a) of the Illinois Lien Act and Attorney fees for wrongfully withholding payment.

\$ \frac{1}{4} \square \fra

- N_b



1927317236 Page: 2 of 4

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 Original Contract:
 \$ 172,900.00

 Extras:
 \$ 35,060.00

 Credits (scope)
 \$ 48,975.00

 Credits due:
 \$ 97,560.00

 Balance Due:
 \$ 61,425.00

F. The "Property" subject to the claim for lien is:

Commonly known as: 201-207, 211 S. Ashland, Chicago, IL 60607 Identified by PIN as: 17-17-110-001-0000 (See also, Exhibit A)

17-17-110-002-0000 17-17-110-008-0000

Legally described as: (please see attached exhibit A)

G. The "Lien Claimana" is:

1. Name: Kadra Masonry Corp.

Street Address: 2013 N. Lotus Avenue City, State, ZIP: Cnicego, IL 60641

H. The "Property Owner" is:

1. Name: 201 S. Ashland LLC

BCG Enterprises, LLC

Address: 1538 W. Adams City, State, ZIP: Chicago, IL 60607

I. The "Original Contractor" / "Owner's Contracting Company" is:

1. Name: Global Builders, Inc.

Contact Person: Nick Stacey

Address: 2803 Butterfield Rd, Ste 390

City, State, ZIP: Oakbrook, IL 60523

J. Lender is: First Eagle Bank

1201 W. Madison Street Chicago, IL 60607

THEREFORE, The Lien Claimant hereby files notice and claim for lien against the Property and improvements thereon, further against monies due or to become due from the Property Owner and /or Original Contractor as a consequence of the improvements, and upon the materials provided, against the interests of the Property Owner, Original Contractor, and any Others that may have interest in the Property.

1927317236 Page: 3 of 4

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Lien Claimant
Roman Dubiel, President

STATE OF ILLINOIS) ss. COUNTY OF COOK)

AFFIDAVIT

The undersigned Affiant, first being duly sworn and upon oath deposes and says that (s)he is the Lien Claimant; that (s)he has read the foregoing Notice and Claim for Lien; and knows the contents thereof, and that all the statements therein contained are true.

Roman Dubial

MOBERT P GROSZLK OFFICIAL SEAL

Notary Public, State of Illinois My Commission Expires

SUBSCRIBED and SWORN to before

e this 2/th the day of September, 1019 A.D.

Notary Public

My commission expires:

This document was prepared by: Robert Groszek, Attorney at Law ARDC# 6278818 3601 N. Pulaski Rd, Chicago, IL 60641 773-267-6100

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Exhibit A - Legal Descripitons

LEGAL DESCRIPTION

PARCEL 1: LOTS 1, 2 AND THE NORTH 3 FEET OF LOT 3 IN THE RESUBDIVSION OF LOTS 17 TO 37 INCLUSIVE, IN BLOCK 19 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 47 FEET OF LOT 3, ALL OF LOT 4 AND THE NORTH 1 1/2 FEET OF LOT 5 IN THE RESUBDIVISON OF LOTS 17 TO 37 INCLUSIVE, IN BLOCK 19 IN THE CANAL TRUSTEE'S SUPDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AN COOK COUNTY, ILLINOIS.

F.L.N.(S): 17-17-110-001-0000; 17-17-130-002-0000; AND 17-17-110-003-0000

ADDRESS: 201 SOUTH ASHLAND AVENUE, CHICAGO, ILLINOIS 60607

207 SOUTH ASHLAND AVENUE CHICAGO, TECHNOIS 63607
211 SOUTH ASHLAND AVENUE CHICAGO, TECHNOIS 63607