

UNOFFICIAL COPY



2004215000

Doc# 2004215000 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/11/2020 01:02 PM PG: 1 OF 3

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS

COUNTY OF COOK

Schmidt Steel, Inc.,
Claimant

VS

Vequity LLC;
Vequity LLC Series XIII 1001 Fulton;
Vequity Construction, LLC;
American Steel Fabricators, Inc.;
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 **\$163,015.50**

THE CLAIMANT, Schmidt Steel, Inc., 847 South Randall Road, Suite 278, Elgin, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against American Steel Fabricators, Inc., 1985 Anson Drive, Melrose Park, Illinois, subcontractor to Vequity Construction, LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, and against the said Vequity Construction, LLC, and against Vequity LLC and Vequity LLC Series XIII 1001 Fulton and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Vequity LLC and Vequity LLC Series XIII 1001 Fulton and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

See Property Description on Page Three

THAT, on June 5, 2019, Claimant entered into a sub-subcontract with the said American Steel Fabricators, Inc., to erect structural and miscellaneous steel for the afore-described real property of a value of and for the sum of **\$358,800.00**.

THAT, at the subsequent request of the said American Steel Fabricators, Inc., and further pursuant to the said sub-subcontract, Claimant installed steel stairs, installed a knee wall and performed additional erection of structural and miscellaneous steel for the afore-described real property of a value of and for the sum of **\$151,097.50**.

THAT, on October 18, 2019, Claimant substantially completed all required of Claimant pursuant to the said sub-subcontract.

THAT Claimant has received **\$312,377.00** pursuant to the said sub-subcontract and has issued credits in the aggregate amount of **\$34,505.00** against the sub-subcontract price.

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT the said American Steel Fabricators, Inc., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its sub-subcontract with Claimant pursuant to the said American Steel Fabricators, Inc.'s subcontract with the said Vequity Construction, LLC, which subcontract was pursuant to the said Vequity 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 American Steel Fabricators, Inc., 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 **\$163,015.50**, 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 and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the said owner(s), or its (their) agent(s), under the original contract.



Max Schmidt, Agent of Claimant

STATE OF ILLINOIS)

SS

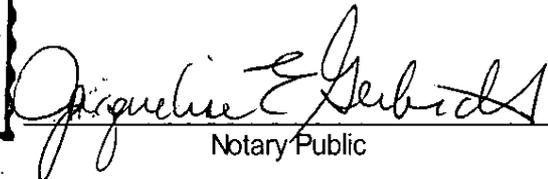
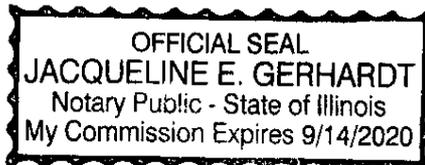
COUNTY OF KANE)

THE AFFIANT, Max Schmidt, being first duly sworn, on oath deposes 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 therein contained are true.



Max Schmidt, Agent of Claimant

Subscribed and sworn to before me this 11th day of February, 2020.


Notary Public

Mail To:

Max Schmidt
Schmidt Steel, Inc.
847 South Randall Road, Suite 278
Elgin, Illinois 60123

Prepared By:

Stephen M. Goba
Illinois Document Preparation Co.
601 South Ahrens Avenue
Lombard, Illinois 60148

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Page Three

Property Description

That part of Lot 1 in Block 23 in Carpenter's Addition to Chicago, in the southeast quarter of Section 8, Township 39 North, Range 14 east of the Third Principal Meridian, described as follows:

Commencing at the northeast corner of said Lot 1; thence southerly along the east line of said Lot 1 to the southeast corner thereof; thence westerly along the south line of said Lot 1, 31.85 feet; thence north 00 degree, 00 minute, 00 second west, 100.53 feet, more or less, to the north line of said Lot 1; thence easterly along the north line of said Lot 1 to the point of beginning, in Cook County, Illinois.

Parcel Number: 17-08-422-020-0000

Property Address: 1001 West Fulton Street, Chicago, Illinois 60607

Property of Cook County Clerk's Office