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MECHANIC'S LIEN:

CLAIM

Doc#: 2009320182 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/02/2020 10:55 AM Pg: 1 of 3

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

C&W Building Services, Inc.

CLAIMANT

-VS-

Mark Twain NHPF, LLC
The NHP Foundation
City of Chicago
Bellwether Enterprise Real Estate Capital, LLC
LINN-MATHES INC.
VERNATE CONSTRUCTION, INC.

DEFENDANT(S)

The claimant, **C&W Building Services, Inc.** of Westchester, IL, 60154 County of **Cook**, hereby files a claim for lien against **VERNATE CONSTRUCTION, INC.**, of 1292 W. 103rd Street Chicago, IL, a subcontractor to **LINN-MATHES INC.** contractor of 309 S. Green Street Chicago IL 60607, and **Mark Twain NHPF, LLC** New York, NY 10168 {hereinafter referred to as "owner(s)"} and **The NHP Foundation** New York, NY 10168 **City of Chicago** Chicago, IL 60602 **Bellwether Enterprise Real Estate Capital, LLC** Cleveland, OH 44114 {hereinafter collectively referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **2/9/2018**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Mark Twain Apartments 111 W. Division Street Chicago, IL 60610**

A/K/A: **See Attached Exhibit "A" for Legal Description**

A/K/A: **Tax# 17-04-405-006**

and **VERNATE CONSTRUCTION, INC.** was a subcontractor to **LINN-MATHES INC.** owner's contractor for the improvement thereof. That on or about **2/9/2018**, said subcontractor made a contract with the claimant to provide **labor and material for painting work** for and in said improvement, and that on or about **12/18/2019** the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract:

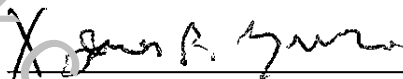
Original Contract Amount	\$319,158.00
Change Orders/Extras	\$1,600.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$94,790.00
Total Balance Due	\$225,968.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Two Hundred Twenty Five Thousand Nine Hundred Sixty Eight Dollars and 00/100 (\$225,968.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor, subcontractor and/or owner(s) under said contract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on March 13, 2020.

C&W Building Services, Inc.

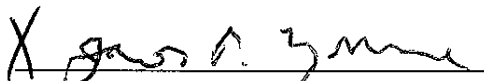

James P. Wynne President

Prepared By:
C&W Building Services, Inc.
10550 W. Cermak Road
Westchester, IL 60154

VERIFICATION

State of IL
County of Cook

The affiant, James P. Wynne, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.


James P. Wynne President

Subscribed and sworn before me this March 13, 2020.


Notary Public's Signature



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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 1 AND THE NORTH 25 FEET OF LOT 2, ALSO THE WEST 50 FEET OF SAID LOT 2 (EXCEPT THEREFROM THE NORTH 25 FEET AND THE SOUTH 3.5 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 22 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE ANTE-FIRE PLAT RECORDED AS DOCUMENT 15817.

Property of Cook County Clerk's Office