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Doc#, 2023320168 Fee: \$55.00

Cook County Recorder of Deeds

Date: 08/20/2020 10:56 AM Pg: 1 of 2

Edward M. Moody

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS

COUNTY OF COOK

All Phase Electric Co., Claimant

**VS** 

33 West Monroe Associates, LLC;
The Baptist Theological Union;
The Baptist Theological Union, Located at Chicago;
Clearcover, Inc.;
Clearcover Insurance Agency, LLC;
Midland-Frantz Construction Group, Inc.;
and all other(s) owning or clearcing an interest in the hereinafter-described real property,
Defendants

## NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$31,000.00

THE CLAIMANT, All Phase Electric Co., 1229 East Algonquin Road, Arlington Heights, Illinois, hereby files a notice and claim for mechanics lien, as hereinarten more particularly stated, against Midland-Frantz Construction Group, Inc., a contractor as defined in Section 127 the Illinois Mechanics Lien Act, 309 Lively Boulevard, Elk Grove Village, Illinois, and against 33 West Monroe Associates, LLC, and The Baptist Theological Union and The Baptist Theological Union, Located at Chicago, and Clearcover, Inc., and Clearcover Insurance Agency, LLC, and all other(s) owning or claiming an interest in the the einafter-described real property and states:

THAT, at all relevant times, the above-listed defendants, save the said Midland-Frantz Construction Group, Inc., or any of them, 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:

That part of Lot 1 lying east of the east line of Dearborn Street and all of Lot 2 and that part of Lot 3 lying west of a line drawn north and south through said Lot 3, parallel with and 130 feet west of the west line of State Street, all in Block 141 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Numbers: 17-16-213-017-0000 17-16-213-017-8001 17-16-2/3-017-8002

17-16-213-021-0000 17-16-213-020-0000

Property Address: 33 West Monroe Street, Chicago, Illinois 60603

THAT, on March 13, 2020, Claimant entered into a subcontract with the said Midland-Frantz Construction Group, Inc., to perform an electrical installation for the afore-described real property of a value of and for the sum of **\$74,000.00**.

THAT Claimant has provided no additional labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract.

THAT, as of the date of execution of the instant instrument, Claimant's performance pursuant to the said subcontract is ongoing and that the last date on which Claimant heretofore furnished substantial labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract was March 31, 2020.

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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THAT the value of labor, equipment, fixtures or material required of Claimant pursuant to the said subcontract but to date not provided by Claimant is \$43,000.00, for which sum Claimant, solely for purposes of calculating a balance due and claim sum as of the date of execution of, and with respect to, the instant instrument, and reserving and not waiving the right to claim a higher sum in a separate action or with respect to a separate remedy, issues a tentative credit against the subcontract price.

THAT the said Midland-Frantz Construction Group, Inc., 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 Midland-Frantz Construction Group, Inc.'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 the baid Midland-Frantz Construction Group, Inc., nor any other party has made any payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant, to date, the balance of \$31,000.00, 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 respective interests of 33 West Monroe Associates, LLC, and Clearcover, Inc., and Clearcover Insurance Agency, 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) and Clearcover Agency, LLC, or any of them, or its (their) agent(s), under the original contract.

odd Bucholz, Agent of Claimant

STATE OF ILLINOIS

SS

COUNTY OF COOK

THE AFFIANT, Todd Puci olz, being first duly sworn, on oath

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

Todd Bucholz, Agent of Claimant

Subscribed and sworn to before me this 974 day of

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Mail To:

Todd Bucholz All Phase Electric Co. 1229 East Algonquin Road Arlington Heights, Illinois 60005 Prepared By:

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

Notary Public