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MECHANIC'S LIEN:
CLAIM

Doc#: 2028816276 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/14/2020 03:08 PM Pg: 1 of 3

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

The Exceptional Touch, Inc d/b/a ETI Construction

CLAIMANT

-VS-

Willow Hill, L.L.C.
Fannie Mae
Bank of America, N.A., successor to LaSalle Bank, N.A., as Trustee
Illinois Housing Development Authority
Waterton Residential, L.L.C. d/b/a Waterton Residential

DEFENDANT(S)

The claimant, **The Exceptional Touch, Inc d/b/a ETI Construction** of Chicago, IL 60622 County of Cook, hereby files a claim for lien against **Waterton Residential, L.L.C. d/b/a Waterton Residential**, located at 30 S. Wacker Drive, Suite 3600 Chicago, IL, representing themselves as owner's authorized agent & construction manager and **Willow Hill, L.L.C.** Chicago, IL 60606 {hereinafter referred to as "owner(s)"} and **Fannie Mae Chicago, IL 60606 Bank of America, N.A., successor to LaSalle Bank, N.A., as Trustee Charlotte, NC 28202** {hereinafter collectively referred to as "lender(s)"} and **Illinois Housing Development Authority (Party In Interest)** Chicago, IL 60601 and any persons claiming an interest in the premises herein and states:

That on **10/02/2019**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **The Oaks of Willow Hill 8703 S. 87th Terrace Chicago, IL 60458**

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

A/K/A: **Tax# 18-35-302-003**

and **Waterton Residential, L.L.C. d/b/a Waterton Residential** was the owner's authorized agent & construction manager for the improvement thereof. That on or about **10/02/2019**, said authorized agent & construction manager made a contract with the claimant to provide **labor and material for general construction work** for and in said improvement, and that on or about **05/01/2020** 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	\$1,568,070.00
Change Orders/Extras	\$43,533.37
Credits	\$.00
Work Not Performed	\$.00
Payments	\$1,354,691.90
Total Balance Due	\$256,911.47

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Two Hundred Fifty Six Thousand Nine Hundred Eleven Dollars and 47/100 (\$256,911.47) 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 authorized agent and construction manager 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 **August 17, 2020**.

The Exceptional Touch, Inc d/b/a ETI Construction


Jose Ivan Tello, President

Prepared By:
The Exceptional Touch, Inc d/b/a ETI Construction
930 W. Division Street, Unit 2
Chicago, IL 60622

VERIFICATION

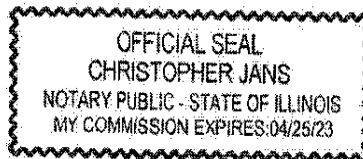
State of IL
County of Cook

The affiant, Jose Ivan Tello, 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.


Jose Ivan Tello, President

Subscribed and sworn before me this **August 17, 2020**.


Notary Public's Signature



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Exhibit "A"

PARCEL 1:

THE EAST 471.81 FEET OF THE WEST 521.78 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, EXCEPTING THEREFROM THE FOLLOWING:

- (A) THE SOUTH 50.00 FEET THEREOF,
- (B) THE NORTH 208.71 FEET THEREOF, AND
- (C) THAT PART OF THEREOF CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED MAY 12, 1992 AS DOCUMENT NUMBER 9225033, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 100 FOOT 68TH AVENUE WITH THE NORTH RIGHT OF WAY LINE OF 160 FOOT 87TH STREET; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE 160 FEET; THENCE SOUTHEASTERLY ALONG A LINE 147 FEET TO A POINT WHICH IS 15 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG A LINE 14 FEET TO A POINT WHICH IS 31 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG A LINE 14 FEET (13.57 FEET MEASURED) TO A POINT ON SAID NORTH RIGHT OF WAY LINE WHICH IS 31 FEET EAST OF THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 690.00 FEET OF THE SOUTH 700.00 FEET OF THE EAST 50.00 FEET OF THE WEST 571.78 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.L.N. 153362069