

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 2031904057 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/16/2020 02:48 PM Pg: 1 of 2

STATE OF ILLINOIS

COUNTY OF COOK

All Phase Electric Co.,
Claimant

VS

30 North LaSalle Partners LLC;
30 North LaSalle, L.P.;
Midland-Frantz Construction Group, 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 **\$2,726.40**

THE CLAIMANT, All Phase Electric Co., 1229 East Algonquin Road, Arlington Heights, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Midland-Frantz Construction Group, Inc., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 309 Lively Boulevard, Elk Grove Village, Illinois, and against 30 North LaSalle Partners LLC and 30 North LaSalle, L.P., and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, 30 North LaSalle Partners LLC and 30 North LaSalle, L.P., 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, 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:

Lot 1, Lot 2 and the east 40 feet of Lot 3 in Block 55 in Original Town of Chicago in Section 9,
Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Numbers: 17-09-457-009-0000 17-09-457-008-0000 17-09-457-007-0000

Property Address: 30 North LaSalle Street, Chicago, Illinois 60602

THAT, on May 13, 2020, Claimant entered into a subcontract with the said Midland-Frantz Construction Group, Inc., to perform electrical repairs for the afore-described real property of a value of and for the sum of **\$28,400.00**.

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

THAT, on June 23, 2020, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

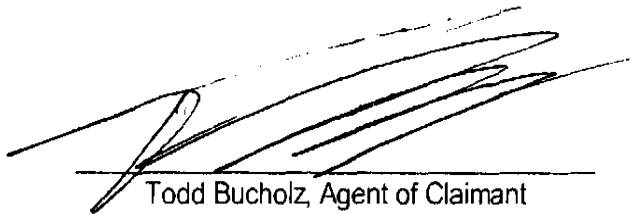
THAT Claimant has received **\$25,673.60** pursuant to the said subcontract.

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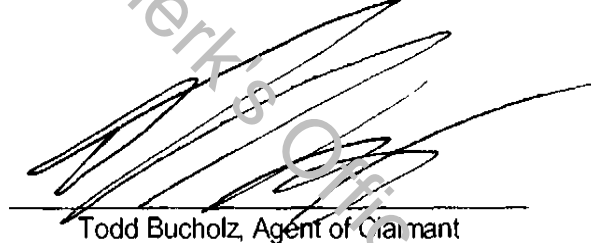
THAT the said Midland-Frantz Construction Group, Inc., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Midland-Frantz Construction Group, Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither the said Midland-Frantz Construction Group, 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 **\$2,726.40**, 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 30 North LaSalle Partners LLC and 30 North LaSalle, L.P., 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), or its (their) agent(s), under the original contract.

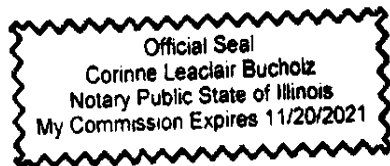

Todd Bucholz, Agent of Claimant

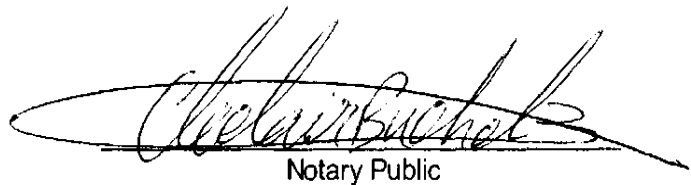
STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THE AFFIANT, Todd Bucholz, 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.


Todd Bucholz, Agent of Claimant

Subscribed and sworn to before me this 22nd day of October, 2020.




Notary Public

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

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