

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 2102139223 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/21/2021 02:02 PM Pg: 1 of 3

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS

COUNTY OF COOK

Estructuras, Inc.,  
Claimant

VS

Avers Developers LLC;  
GLD, 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 **\$23,700.00**

THE CLAIMANT, Estructuras, Inc., Post Office Box 83, Glenview, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against GLD, Inc., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 1645 Birchwood Avenue, Des Plaines, Illinois, and against Avers Developers LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Avers Developers LLC 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 February 12, 2020, Claimant entered into a subcontract with the said GLD, Inc., to install stairs and balconies for the afore-described real property of a value of and for the sum of **\$62,250.00**.

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 May 14, 2020.

THAT Claimant has received **\$10,000.00** pursuant to the said subcontract.

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 **\$28,550.00**, 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.



**UNOFFICIAL COPY**Property Description

Lots 30 and 31 in Block 3 in Crawford Square, a resubdivision of Blocks 3 to 5 in Grand View, a subdivision of Blocks 1, 2 and 3 of K.K. Jones Subdivision of the south 40 acres of the north 120 acres of the southwest quarter of Section 23, Township 40 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-23-320-010-0000

Property Address: 3329 North Avers Avenue, Chicago, Illinois 60618

Property of Cook County Clerk's Office