

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

Doc# 2119307131 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/12/2021 08:21 AM Pg: 1 of 3

STATE OF ILLINOIS        )  
                                      ) SS  
COUNTY OF COOK        )

This Claimant, Modern Builders Contractors, Inc., ("Claimant"), of 3520 S. Morgan Street, Chicago, IL 60609, County of Cook, State of Illinois, hereby files its Notice and Claim for Lien against Northwestern University ("Owner"), of Evanston, IL, Griggs, Mitchell & Alma of IL, LLC d/b/a GMA Construction Group ("Contractor" or "GMA"), of 3520 S. Morgan, Suite 222, Chicago, IL 60609, and all other(s) owning or claiming an interest in the Real Estate, as hereinafter described, and states:

That on or about March 23, 2020, Owner owned the following described land in the County of Cook, State of Illinois, to-wit:

See Attached Exhibit A

Permanent Real Estate Index Number(s): 11-18-202-035

Address(es) of premises: 1914 Sheridan Rd., Evanston, IL 60208 a/k/a The Black House

That to the best of Claimant's knowledge and belief, GMA was Owner's contractor for the improvements at the Real Estate.

That on or about March 23, 2020, GMA made a written Subcontract with the Claimant to furnish labor for installation of doors/frames, labor for installation of bathroom accessories and kitchen cabinets, labor and material for structural framing and deck framing, rough carpentry-framing and for gypsum boards -- drywall taping and framing (including blocking), and related labor and material for and in said improvement to and for the benefit of the above-described premises in the amount of \$218,000.00.

That at the special instance and request of said Contractor, the Claimant furnished extra and additional materials at and extra and additional labor on said premises to the value of \$108,537.01 and that on June 1, 2021, the Claimant substantially completed all required by said Subcontract and extra to the total value of \$326,537.01 and/or all work of Claimant was completed with knowledge, authorization and/or consent of Owner.

That said Contractor is entitled to credits on account thereof as follows: \$217,491.84 leaving due, unpaid and owing to the Claimant, after allowing all credits the sum of One Hundred Nine Thousand Forty Five Dollars and 17/100 (\$109,045.17), for which, with interest, the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the Owner under said contract between Contractor and Owner.

MODERN BUILDERS CONTRACTORS, INC.

By: 

RAUL LOVERA, President



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## LEGAL DESCRIPTION

Lot B in the Consolidation of lots 21, 22, 25, 26, 27, 28, and Lot 2 in Resubdivision of Lots 1 to 4 of Subdivision of Lots 23 and 24 in the Resubdivision North of Emerson Street of Lots 1 to 12 in Block 2 in Village of Evanston and Lot A in Resubdivision of Lots 1 to 8 and part of Lot 10, 16 and all of lots 17 to 20 in the Consolidation of Lots 1 to 9, the North 15 feet of Lot 10, the North 20 feet of Lot 16 and Lots 17 to 20 and vacated alley in Resubdivision North of Emerson Street, Located in the West ½ of the Northeast ¼ of Section 18, Township 41 North, Range 14 East of The Third Principal Meridian, in Cook County, Illinois.

EXHIBIT A