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Doc#: 2120307344 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 11:33 AM Pg: 1 of 2

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

The Claimant, C. W. Nitzsche Inc, dba SERVPRO of Wheaton/Glen Ellyn of 2206 N. Main St, #333, Wheaton, Illinois 60187, DuPage County ("Claimant"), hereby files its claim for mechanic's lien against Third Avenue Investments LLC (hereinafter referred to as "owner") and any person(s) or entities claiming an interest in the real estate described below by through or under the owner. Claimant states as follows:

That on or about March 25, 2021, and at all times thereafter, the owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: 868 N. Franklin Street, Chicago, IL 60610

A/K/A: PIN 17-04-437-014-0000

A/K/A: LOTS 18 AND 19 IN BLOCK 27 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That on or about April 10, 2021, the Claimant, as the general contractor, made a contract with the said owner to provide labor and materials for water mitigation and restoration services for damage that occurred on or about March 25, 2021, for and in said improvement and that on or about April 29, 2021, the Claimant last performed work on the project. The following amounts are due on said contract:

Contract:	\$6,831.11
Payments and credits:	\$ 0.00
Total Balance due	\$6,831.11

Leaving due, unpaid and owing to the claimant after allowing all credits, the sum of Six Thousand Eight Hundred Thirty-One and 11/100 Dollars (\$6,831.11), for which, with statutory interest and accrued interest under the contract, the Claimant claims a lien on said land and improvements. All work and services were performed in a good and workmanlike manner and all materials provided were of the type, quality and quantity required by the contract.

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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.

Dated this 19th day of July, 2021.

G.W. Nitzsche Inc, dba SERVPRO of Wheaton/Glen Ellyn

By: *A Nitzsche*
Alissa Nitzsche, as Authorized Agent

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, Alissa Nitzsche, being first duly sworn on oath, depose and state that I am an Authorized Agent of G.W. Nitzsche Inc dba SERVPRO of Wheaton/Glen Ellyn, that I am authorized to execute this Contractor's Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Contractor's Claim for Mechanic's lien and know the contents thereof, and that the statements contained therein are true.

A Nitzsche
Alissa Nitzsche

Prepared by and return to:

Michelle L. Carey
Friedman Maguire & Carey, P.C.
150 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606
312-857-4000
mcarey@fmpclaw.com

Subscribed and sworn to before me this 19th day of July, 2021.

Michelle L. Carey
Notary Public

