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Karen A. Yarbrough Cook County Clerk

Date: 10/15/2021 11:42 AM Pg: 1 of 3

### ORIGINAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

STATE OF ILLINOIS ) ss COUNTY OF COOK )

This document was prepared by and after recording mail to:

Philip Beyer
Laurie & Brennan LLP
2 North Riverside Praza
Suite 1750
Chicago, Illinois 60606

The undersigned lien claimant, **Taylor Excavating & Construction, Inc.** ("Claimant"), an Illinois corporation located at 3.228 S Wood Street, Chicago, Cook County, Illinois, hereby files its Original Contractor's Claim for Nechanic's Lien against the following real estate, more fully described below (the "Property") and 2 gainst the interest of the following entities: **Condor Portage Park I, LLC** ("Owner"), and **MB Firancial Bank, N.A.**, ("Mortgagee").

#### Claimant states as follows:

1. That since on or about January 14, 2015, and at all times pertinent to this claim, Owner owned fee simple title to the Property, including all land and improvements thereon, in Cook County, Illinois, commonly known as 4029-4037 N. Milwaukee Avenue, and legally described as follows:

#### PARCEL 1:

LOTS 9 AND 10 IN E.C. DICKINSON'S MILWAUKEE AVENUE SUBLIVISION NO. 3 OF PART EAST OF MILWAUKEE AVENUE OF LOT 12 (EXCEPT THE NORT). 33 FEET OF SCHOOL TRUSTEES SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOT 16 IN DICKINSON'S MILWAUKEE SUBDIVISION NO. 3 A SUBDIVISION OF THAT PART EAST OF MILWAUKEE AVENUE OF LOT 12 (EXCEPT THE NORTH 33 FEET THEREOF) OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 IN SAID SUBDIVISION NO. 3, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF MILWAUKEE AVENUE, 75 FEET; THENCE NORTHEASTERLY 125 FEET; THENCE SOUTHEASTERLY

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75 FEET TO THE NORTHEAST CORNER OF LOT 10 AFORESAID; THENCE SOUTHWESTERNLY TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Property has the following permanent real estate tax numbers: 13-16-431-006-0000 and 13-16-431-007-0000.

- 2. Claimant made a contract ("Contract"), dated June 21, 2021, with Owner, under which Claimant agreed to provide necessary labor, material, equipment, and services necessary to for the demolition and excavation of said Property, as further described in the Contract, for the sum of Seventy-Six Thousand, Nine Hundred Ten Dollars and Zero Cents (\$76,910.00).
- 3. The Contract was executed by Solomon Barket, as Owner's agent, and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized and/or knowingly permuted Solomon Barket to enter into the Contract for the improvements of the Property.
- 4. The Claimant has completed its work under its agreement and last performed work on the Property under its agreement on July 19, 2021.
- 5. As of the date hereof, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of Seventy-Six Thousand, Nine Hundred Ten Dollars and Zero Cents (\$76,910.00), which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Property, including all land and improvements thereon, in the amount of Seventy-Six Thousand, Nine Hundred Ten Dollars and Zero Cents (\$76,910.00), plus interest.
  - 6. Claimant revokes any waiver of rights for which Claimant has not received payment.

IN WITNESS WHEREOF, the undersigned has signed this instrument on October 14, 2021.

TAYLOR EXCAVATING & CONSTRUCTION, INC.

Thomas Taylor, President

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### **VERIFICATION**

STATE OF ILLINOIS	)
	) ss
COUNTY OF COOK	)

The affiant, Thomas Taylor, being first duly sworn, deposes and states that he is the President of Taylor Excavating & Construction, Inc., the Claimant; that he has read the foregoing Original Contractor's Claim for Mechanic's Lien and knows the contents thereof; and that all the ained an Cook Tay.

Cook County Clark's Office statements therein contained are true.

Subscribed and sworn to before me this day of October, 2021.

Notary Public

PAMELA L. FRENDEN Official Seal Notary Public - State of Illinois