

# UNOFFICIAL COPY

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Doc#: 2130912182 Fee: \$55.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/05/2021 09:39 AM Pg: 1 of 4

## NOTICE AND CLAIM FOR MECHANICS' LIEN

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )  
  
IN THE OFFICE OF THE )  
RECORDER OF DEEDS OF )  
COOK COUNTY )  
  
I & M CONSTRUCTION CORP. )  
 )  
Claimant, )  
 )  
OLD TOWN LUXURY SUITES LLC )  
LAKESIDE BANK, AMALGAMATED )  
BANK OF CHICAGO )  
Unknown Owners & Non-Record )  
lien claimants; )  
 )  
Defendants. )

### NOTICE & CLAIM FOR LIEN IN AMOUNT OF \$148,100.00

The claimant, I & M CONSTRUCTION I CORP., ("Claimant"), doing business at 4523 North Milwaukee Avenue, Chicago Illinois 60630, being a general contractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against OLD TOWN LUXURY SUITES LLC, ("Owner"), located at c/o: Giuseppe Arato, 7864 West Oak Leaf Avenue, Elmwood Park, Illinois 60707, and LAKESIDE BANK being lender and mortgage holder, located at 55 West Wacker Drive, Chicago, Illinois 60601, AMALGAMATED BANK OF CHICAGO, being a lender and mortgage holder, located at 30 North LaSalle Street, Chicago, Illinois 60602, and said Owner is the legal title holder for the construction project being constructed on the real estate commonly known as 155-159 West North Avenue, Chicago, Illinois,

**Prepared by and return to:**  
**EMALFARB, SWAN & BAIN**  
**440 Central Avenue**  
**Highland Park, IL 60035**  
**847 432-6900**

**Permanent Index No.:**  
**17-04-204-004-0000**  
**17-04-204-005-0000**  
**17-04-204-006-0000**

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(the "Property"), which is legally described as follows:

Lots 12, 13, and 14 in Pitkin's Subdivision of part of Lot 109 in Bronson's addition to Chicago, in the Northeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

and Claimant was authorized and knowingly permitted by the Owner to construct the improvement to the Property.

That on or about January 22, 2021, said Claimant made a contract with the Owner, to provide general contracting construction, labor and materials to improve the Property, and that, on or about October 1, 2021, the Claimant completed its contract and last provided said labor and materials under said contract.

That said Owner is entitled to credits on account, leaving due, unpaid and owing to the Claimant, after allowing all lawful credits, the sum of \$148,100.00 for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorney's fees (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said Property and the improvements thereto.

I & M CONSTRUCTION I CORP.

By: *Peter G. Swan*

Its: attorney & agent

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STATE OF ILLINOIS        )  
   )SS.  
 COUNTY OF COOK        )

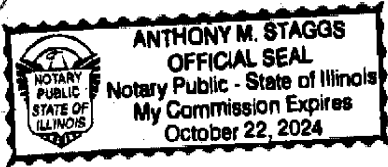
### VERIFICATION

The Affiant, Alan McNea, being first duly sworn on oath, deposes and says that he is the authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his information and belief.

*Alan McNea*

Subscribed and Sworn to before me  
 this 11th day of November 2021.

*Anthony M. Staggs*  
 \_\_\_\_\_  
 Notary Public



Property of Cook County Clerk's Office

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## PROOF OF SERVICE BY MAIL

I, Peter Swan, state that on this 4th day of November 2021, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by Certified Mail, return receipt requested, limited to addressee only, to:

TOWN LUXURY SUITES LLC  
c/o: Giuseppe Arato  
7864 West Oak Leaf Avenue  
Elmwood Park, Illinois 60707

Certified #

LAKESIDE BANK  
55 West Wacker Drive  
Chicago, Illinois 60601

Certified #

ALMAGAMATED BANK OF CHICAGO  
30 North LaSalle Street  
Chicago, IL 60602

Certified #

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.

Peter G. Swan

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