

# UNOFFICIAL COPY

Doc#. 2133607163 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/02/2021 08:53 AM Pg: 1 of 7

This instrument prepared and returned to:  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296  
W/O: 4176965

## SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:  
Subcontractor  
TWENTY ELEVEN CONSTRUCTION  
2532 W Warren Blvd  
Chicago, Illinois 60612-2124

General Contractor  
POWER CONSTRUCTION COMPANY  
8750 W Bryn Mawr Ave  
Chicago, Illinois 60631-3655

Owner  
MP UNION PARK LLC  
135 Water St Fl 4TH  
Naperville, Illinois 60540-5494

The following notice is given pursuant to the requirements of the Illinois Mechanics Lien Act.

You are hereby notified that Claimant, BILLD EXCHANGE, LLC of 2700 W. Anderson Ln Suite #206, Austin, Texas 78757, has been employed by TWENTY ELEVEN CONSTRUCTION, 2532 W Warren Blvd, Chicago, Illinois 60612-2124, (the "subcontractor") who has been employed by POWER CONSTRUCTION COMPANY, 8750 W Bryn Mawr Ave, Chicago, Illinois 60631-3655, (the "Original Contractor") to furnish material and labor relating to dirt load, cement backfill, and related materials for and in said improvement under said Original Contractor's contract with MP UNION PARK LLC, 135 Water St Fl 4TH, Naperville, Illinois 60540-5494 at the property commonly known as 1454 Randolph, 1454 W Randolph St, Chicago, Illinois 60607 and more fully described as follows:

**Parcel Id: 17-08-322-013-0000, 17-08-322-018-0000, 17-08-322-012-0000, 17-08-322-011-0000, 17-08-322-010-0000, 17-08-322-019-0000,**  
**Job Address: 1454 W Randolph St, Chicago, Illinois 60607**  
**(See attached document)**

and the amount due the Claimant less all amounts paid to date is Fifty Thousand and Thirty

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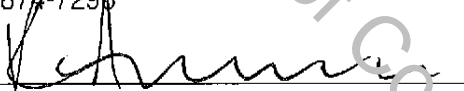
Dollars and Zero Cents (\$50,030.00).

The undersigned claims a lien thereof against your interest in the above described property and also against the money due from you to the Original Contractor. Pursuant to the Illinois Mechanics Lien Act the undersigned will file its subcontractor's claim for lien unless the aforesaid sum shall be paid within 10 days of this Notice.

To the extent permitted by law, all waivers of lien heretofore given by Claimant 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 November 29<sup>th</sup> 2021

BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296

By:   
Rachel Aleman, Claims Associate  
W/O: 4176965

Property of Cook County Clerk's Office

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STATE OF TEXAS  
COUNTY OF TRAVIS

## AFFIDAVIT

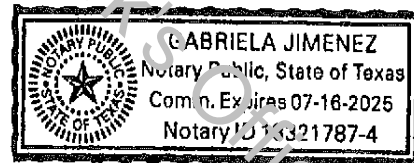
Rachel Aleman, being first duly sworn, on oath deposes and says that he/she is the Claims Associate of BILLD EXCHANGE, LLC, the Claimant, that he/she has read the foregoing Notice of Intention to File Mechanics Lien and knows the contents thereof; and that all of the statements therein are true.

By: *R. Aleman*  
Rachel Aleman, Claims Associate  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296

Subscribed and sworn to before me this 29 day of November, 2021

*Gabriela Jimenez*  
Notary Public  
W/O: 4176965

This instrument prepared and returned to:  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296  
W/O: 4176965



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STATE OF ILLINOIS  
COUNTY OF COOK

## SUBCONTRACTOR'S CLAIM FOR LIEN IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Rachel Aleman, Claims Associate of BILLD EXCHANGE, LLC, 2700 W. Anderson Ln Suite #206, Austin, Texas 78757 hereby files a claim for Mechanics Lien against TWENTY ELEVEN CONSTRUCTION, who was employed by POWER CONSTRUCTION COMPANY (hereinafter referred to as "Contractor") and MP UNION PARK LLC (hereinafter referred to as "Owner"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

1. On September 05, 2021, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

**Parcel Id: 17-08-322-013-0000, 17-08-322-018-0000, 17-08-322-012-0000, 17-08-322-011-0000, 17-08-322-010-0000, 17-08-322-019-0000,**  
**Job Address: 1454 W Randolph St Chicago, Illinois 60607**  
**(See Attached Document)**

Commonly known as 1454 W Randolph St, Chicago, Illinois 60607 and having the following permanent index number 17-08-322-013-0000, 17-08-322-018-0000, 17-08-322-012-0000, 17-08-322-011-0000, 17-08-322-010-0000, 17-08-322-019-0000, and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about September 05, 2021, Owner, Owner's Tenant or one knowingly permitted by the Owner to do so entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of repairs, alterations and improvements to and for the benefit of the premises;

3. On September 05, 2021, Contractor made a subcontract with lien claimant to furnish and supply labor, materials and equipment to dirt load, cement backfill, and related materials in the amount of \$50,030.00 (Fifty Thousand and Thirty Dollars and Zero Cents) for said improvement;

4. At the special instance and request of Contractor, lien claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of \$0.00 Zero Dollars and Zero Cents;

5. On September 05, 2021, lien claimant substantially completed all work contracted to be done including labor, materials to the value of \$50,030.00 (Fifty Thousand and Thirty Dollars and Zero Cents) [except that from time to time thereafter lien claimant has, at the request of MP UNION PARK LLC and/or TWENTY ELEVEN CONSTRUCTION, returned to the premises to perform certain completion work, the last occasion being on or about September 05, 2021;

6. Owner, or the agent, architect or superintendent of Owner (cannot, upon reasonable diligence, be found in said County) (do not reside in said County);

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7. On information and belief, the labor, materials, supplies, equipment and services for said work and in the improvement of the aforementioned premises performed and supplied by lien claimant was done with the knowledge and consent of the Owner of the beneficial interest in the above named Trust holding record title to the premises;

8. Contractor is entitled to credits on account leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$50,030.00 (Fifty Thousand and Thirty Dollars and Zero Cents) for which, with interest, lien claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner;

9. Notice has been duly given to Owner, and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by The Mechanics Lien Act (Ill. Rev. Stat. ch. 82, §§ 5 and 24 (1991); 770 ILCS 60/5 and 60/24 (1992).

BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296

\_\_\_\_\_  
Rachel Aleman, Claims Associate

STATE OF TEXAS  
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by Rachel Aleman, Claims Associate for BILLD EXCHANGE, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification, and who did/did not take an oath.

\_\_\_\_\_  
Notary Public, State of Texas

This instrument prepared and returned to:  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296  
W/O: 4176965

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EXHIBIT A

## LEGAL DESCRIPTION OF THE PROPERTY

### Parcel 1:

Lot 15 in Block 1 in Union Park Addition to Chicago (Ante Fire plat recorded May 20, 1854 as Document No. 51099), being a subdivision of Lots 5 and 6 in the Circuit Court Partition (Ante Fire plat - recording info not available) of the Southwest 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

### Parcel 2:

Lots A, B and C (except the Southeasterly 50 feet of said Lots B and C measured on the Northerly line of Randolph Street) in the Superior Court Commissioners' Partition of Amos J. Snell Estate (plat recorded February 12, 1889 as Document No. 116962 - copy not presently available) in Lots 9, 10 and 11 in Block 1 in Union Park Addition to Chicago (Ante Fire plat recorded May 20, 1854 as Document No. 51099), being a subdivision of Lots 5 and 6 in the Circuit Court Partition (Ante Fire plat - recording info not available) of the Southwest 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1447 W. Lake and 1446 W. Randolph, Chicago, Illinois 60607

Permanent index numbers: 17-08-322-013-0000 and 17-08-322-018-0000

Proprietary Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

#### Parcel 1:

(A) Lot 12 and the Northwesterly 4 inches of Lot 13 in Block 1 in Union Park Addition to Chicago, a Subdivision of Lots 5 and 6 in Circuit Court partition of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(B) Lot 13 (except the Northwesterly 4 inches thereof) and the Northwesterly 4 inches of Lot 14 in Block 1 in Union Park Addition to Chicago, in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(C) Lot 14 (except the Northwesterly 4 inches of Lot 14) in Block 1 in Union Park Addition to Chicago a Subdivision of Lots 5 and 6 in Circuit Court partition of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The Southeasterly 50.00 feet (measured on the Northerly line of Randolph Street) of Lot "B" in the Subdivision by the commissioners' of the Superior Court partition of Amos J. Snell estate in Lots 9, 10 and 11 in Block 1 in Union Park Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 3:

The Southeasterly 50.00 feet (measured on the Northerly line of Randolph Street) of Lot "C" in the Superior Court Commissioners' partition of Lots 9, 10 and 11 in Block 1 in Union Park Addition to Chicago in the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### Property Tax Numbers:

17-08-322-010-0000  
 17-08-322-011-0000  
 17-08-322-012-0000  
 17-08-322-019-0000

Street Address: 1450-56 W. Randolph Street, Chicago, Illinois 60607