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MECHANIC'S LIEN:

CLAIM

Doc#: 2209534031 Fee: \$55.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/05/2022 02:27 PM Pg: 1 of 2

STATE OF ILLINOIS }

}

COUNTY OF Cook }

DENK & ROCHE BUILDERS, INC.

CLAIMANT

-VS-

Union Avenue Residences LLC
Sertoma Centre, Inc.
County of Cook
Illinois Housing Development Authority
Synergy Construction Group LLC

DEFENDANT(S)

The claimant, **DENK & ROCHE BUILDERS, INC.** of Bensenville, IL 60106 County of **DuPage**, hereby files a claim for lien against **Synergy Construction Group LLC**, contractor of 2037 W. Carroll Avenue Chicago, IL and **Union Avenue Residences LLC** Alsip, IL 60803 **Sertoma Centre, Inc. (Manager)** Alsip, IL 60803 {hereinafter collectively referred to as "owner(s)"} and **County of Cook** Chicago, IL 60602 **Illinois Housing Development Authority** Chicago, IL 60601 {hereinafter collectively referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **10/30/2020**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Union Avenue Apartments 14205 Union Avenue Orland Park, IL 60462**

A/K/A: **Lot A in Sertoma Centre Union Street Subdivision, being a part of Block 14 and parts of 142nd Street and Oak Place adjoining said Block 14 in Mark Kraus' Orland Park Highlands, a subdivision of the Southeast 1/4 of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

A/K/A: **Tax# 27-04-416-007; 27-04-416-026; 27-04-416-028 (Underlying Pin#'s); 27-04-416-035 (New Pin#)**

and **Synergy Construction Group LLC** was the owner's contractor for the improvement thereof. That on or about **10/30/2020**, said contractor made a subcontract with the claimant to provide **labor and material for rough carpentry work** for and in said improvement, and that on or about **12/24/2021** the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$672,500.00
Change Orders/Extras	\$108,322.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$628,010.75
Total Balance Due	\$152,811.25

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Hundred Fifty Two Thousand Eight Hundred Eleven Dollars and 25/100 (\$152,811.25) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

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.

IN WITNESS WHEREOF, the undersigned has signed this instrument on March 23, 2022.

DENK & ROCHE BUILDERS, INC.


Terrence M. Roche, President

Prepared By and Mail To:
DENK & ROCHE BUILDERS, INC.
400 Country Club Dr.
Bensenville, IL 60106

VERIFICATION

State of IL
County of DuPage

The affiant, Terrence M. Roche, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.


Terrence M. Roche, President

Subscribed and sworn before me this March 23, 2022.


Notary Public's Signature

