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Doc#: 2211518202 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2022 12:03 PM Pg: 1 of 4

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

CONTRACTOR'S CLAIM FOR AND NOTICE OF MECHANICS' LIEN

The undersigned lien claimant, The Stone Group, Inc. ("Claimant" or "Lien Claimant"), an Illinois corporation having its principal place of business at 228 North Washtenaw Avenue, Chicago, IL, 60612, County of Cook, State of Illinois, hereby files and claims a mechanics' lien pursuant to 770 ILCS 60/1 et. seq. on the below-described premises against 209 Jax Owner, LLC (hereinafter collectively referred to as "Owner"), Bradford Allen Management (hereinafter collectively referred to as "Agent") and any other interested persons of the Real Property located at 209 West Jackson, Chicago, IL 60606 and states:

1. That, on information and belief, on or about January 1, 2020 and through the present, Owner owned, and still owns, the following described land (hereinafter "Premises" and/or the "Real Estate") in the County of Cook, State of Illinois to wit:

Permanent Real Estate Index Number: 17-16-228-010-0000

Legal Description: See Attached.

Address: 209 West Jackson, Chicago, IL 60606

2. That on or about September 14, 2020 and dates subsequent the Claimant entered into an agreement (the "Contract") with Owner and/or Agents, to provide various building materials, labor, emergency repair services to Owner for construction, alterations and/or improvements to and for the benefit of the premises, and to be erected and/or installed in and on the Premises and to benefit the Premises.

3. That the Lien Claimant has fully performed all work required under the Contract, the Owner authorized its agent to enter into the Contract and/or knowingly permitted its agent to enter into the Contract for the improvement of the Real Estate. The Owner, directly, and/or through its agent, permitted the Lien Claimant access to the premises to perform the work necessary to fully complete the Contract.

4. Claimant last performed work under the Contract on or about October 8, 2020. The Owner and its agent have breached the Contract by failing to pay the Lien Claimant for money justly due Lien Claimant under the contract when the same should have been paid.

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5. That the Lien Claimant is entitled to Charges in the sum of \$2,337.63 pursuant to the terms of the Contract plus statutory interest, attorneys' fees and costs.

6. That the balance due and owing to the Lien Claimant after applying all just credits and payments to the Owner is the sum of \$2,337.63, with interest, for which the LIEN CLAIMANT CLAIMS A LIEN ON SAID PREMISES, LAND, AND IMPROVEMENTS, and to monies or other consideration due or to become due payable to Owner.

THE STONE GROUP, INC.

By: _____


Kevin Kenzinger, President

**This document was prepared by,
And after recording should be returned to,
John J. Conway, Esq. of
Sullivan, Hincks & Conway
120 West 22nd Street, Suite 100
Oak Brook, IL 60523
(630) 573-5021**

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AFFIDAVIT

STATE OF ILLINOIS)
)SS
 COUNTY OF DuPAGE)

This affiant being first duly sworn on oath, deposes and states, that he is the president of The Stone Group, Inc., the lien claimant, that he has read the above and foregoing lien claim; that he has knowledge of the contents thereof and that the same is true.

[Handwritten Signature]

 THE STONE GROUP, INC.

SUBSCRIBED AND SWORN
 to before me this 12 day
 of APRIL, 2022.

[Handwritten Signature: Patrick M. Walsh]
 Notary Public OFFICIAL SEAL
 PATRICK M. WALSH
 NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires July 12th, 2023

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LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2 AND 3 OF THE NORTH ½ OF LOT 4 IN THOMAS H. HUBBARD'S SUBDIVISION OF THE EAST ½ OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR MAINTENANCE AND REPAIR OF A PARTY WALL AND FLASHING AS CREATED, LIMITED AND DEFINED BY THE PARTY WALL AND LICENSE AGREEMENT RECORDED JUNE 12, 1997 AS DOCUMENT 97421656.

STREET ADDRESS: 209 WEST JACKSON BLVD., CHICAGO, IL 60606

PIN: 17-16-228-010-0000

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