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**NOTICE AND CLAIM FOR
MECHANICS' LIEN**

Doc#: 2215912017 Fee: \$56.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 06:20 AM Pg: 1 of 5

STATE OF ILLINOIS)
)
COUNTY OF COOK)
IN THE OFFICE OF)
THE RECORDER OF DEEDS)
OF COOK COUNTY)
)
AMERICAN STEEL)
FABRICATORS, INC.)
Claimant,)
)
v.)
)
FBN CONSTRUCTION LLC)
3115 PROPERTIES LLC)
LAKE FOREST BANK & TRUST)
Unknown Owners and)
Non-Record Lien Claimants.)
)
Defendants)

“NOTICE TO OWNER”:
Do not pay the Contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.
For recording purposes only

**NOTICE & CLAIM FOR LIEN
IN AMOUNT OF \$457,561.46**

The claimant, AMERICAN STEEL FABRICATORS, INC., (“Claimant”), doing business at 1985 Anson Drive, Melrose Park, Illinois 60160 being a steel fabricating and erecting subcontractor for the construction project on the real estate described below, hereby files a Notice and Claim for Mechanics Lien against FBN Construction LLC, being the General Contractor for said construction project, located at 1455 West Hubbard Street, Chicago, Illinois 60642, 3115 Properties LLC, (hereinafter “Owner”), located at 778 West Frontage Road, Suite 124, Northfield, Illinois 60093, Lake Forest Bank & Trust Company N.A., (“Lender”), being a mortgage holder against title to said real estate with its principal office located at 727 North Bank Lane, Lake Forest, Illinois 60045 and said Owner is the

Return to:
EMALFARB, SWAN & BAIN
440 Central Ave.
Highland Park, IL 60035
847 432-6900
peter@esb-law.com

PIN: 14-28-105-002-0000
14-28-105-023-0000

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legal title holder for the real estate and construction project being constructed on the real estate commonly known as 3115 -3123 North Broadway, Chicago, Illinois 60657.

That, on or about November 20, 2020, said Owner was the Owner of record of the following described land in the County of Cook, State of Illinois, to wit:

PARCEL 1:

LOTS 1, 2 AND THE WEST 17.5 FEET OF LOT 3 (EXCEPT THE NORTH 100 FEET OF SAID LOTS 1 AND 2 AND THE WEST 17.5 FEET OF LOT 3) IN BLOCK 4 IN OWNERS DIVISION OF BRAUCKMAN AND GEHRKES SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ AND IN THE NORTHEAST FRACTIONAL ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 100 FEET OF SAID LOTS) IN CULVERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS ALSO THE SOUTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

and FBN Construction LLC was authorized and knowingly permitted by the Owner to construct the improvement thereof.

That on or about November 20, 2020, FBN Construction LLC entered into a written contract with Claimant, American Steel Fabricators Inc., who provided thereunder structural steel related labor and materials for and in said improvement.

That as of May 24, 2022, said Claimant last performed construction work at the property under its contract with FBN Construction LLC.

That said FBN Construction LLC is entitled to credits for payment on account, leaving due, unpaid and owing to the Claimant, the sum of \$457,561.46 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 land and improvements, and on the monies or other considerations due or to become due from the Owners under said contract between said General Contractor and Owners.

AMERICAN STEEL FABRICATORS, INC

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By: Peter G. Swan
Its Attorney

Peter G. Swan
EMALFARB, SWAN & BAIN
440 Central Ave.
Highland Park, Illinois 60035
(847) 432-6900

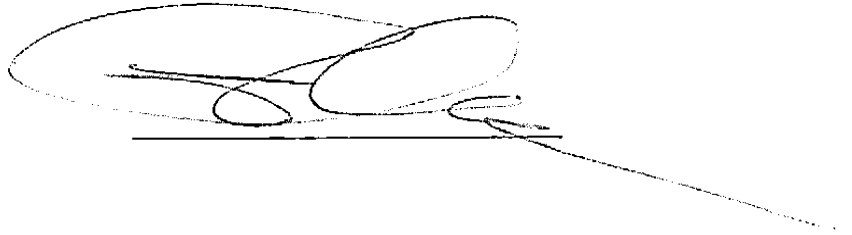
Property of Cook County Clerk's Office

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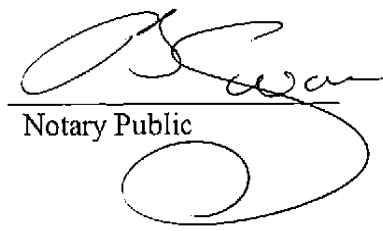
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

VERIFICATION

The Affiant, Lori L. Parker, being first duly sworn on oath, deposes and says that she is the authorized agent of the Claimant; that she 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 her information and belief.



Subscribed and Sworn to before me this 7 day
of June 2022.


Notary Public

Property of Cook County Clerk's Office

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PROOF OF SERVICE BY MAIL

I, Peter Swan, on oath, state that on this 7th day of June 2022, 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:

FBN Construction LLC
1455 West Hubbard Street
Chicago, Illinois 60642

Certificate #: 9214 8901 9403 8378 9252 42

3115 Properties LLC
778 West Frontage Road, Suite 124
Northfield, Illinois 60093

Certificate #: 9214 8901 9403 8378 9253 10

Lake Forest Bank & Trust Company N.A.
727 North Bank Lane
Lake Forest, Illinois 60045

Certificate #: 9214 8901 9403 8378 9253 96

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

Peter C. Swan