UNOFFICIAL COPY

PRIME CONTRACTOR ILLINOIS **MECHANIC'S LIEN CLAIM** (770 ILCS 60/7, et. seq.)

2217957033				

Joc# 2217957033 Fee \$45,00

≥HSP FEE:\$9.00 RPRF FEE: \$1.00

STATE OF ILLINOIS)
)
COUNTY OF COOK)

KAREN A. YARBROUGH COOK COUNTY CLERK

COUNTY OF COOK

JATE: 06/28/2022 12:19 PM PG: 1 OF 3

Please take notice: The Claimant, Safe Harbor Realty, LLC. 687 N. Milwaukee Ave., Chicago, IL 60642 ("Claimant"), hereby files a claim for lien against 42-52 N Waller Ave, LLC, 287 Hicks St, Brocklyn, NY 11201 ("Owner"), and mortgage holder, Arbor Commercial Funding I, LLC, the real property 42-52 N Waller Ave. Chicago, Illinois described infra., and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS and states:

That on February 28, 2019, the Owner(s) owned the following described land in the County of Cook, State of Illinois, to vit:

See Legal Description:

See Exhibit A

Permanent Real Estate Index Number. 16-08-421-015-0000

15-08-421-016-0000

Address of Real Estate:

42-52 N Waller Ave., Chicago, IL 60644

That on February 28, 2019, claimant made a contract ('Contract") with said Owner to perform any services or incur any expense, as propert, manager, including to provide Building Management and Improvement services including labor and materials as needed to operate and perform necessary repairs and improvements to the rental building property on said land with its last day of work of June 30, 2020, by which date it had completed the delivery of materials and furnishing of labor under said contract, leaving due, unpaid and owing to claimant after allowing all credits the sum of \$15,449.71 for which, with interest and attorney fees as allowable under the Act, claimant claims a lien on said land and improvements.

Safe Harbor Realty, LLC.

Edward Reagan

Safe Harbor Realty, LLC.

687 N. Milwaukee Ave.

Chicago, IL 60642

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The affiant, Edward Reagan, being first duly sworn, on oath deposes and says that he is the President of Safe Harbor Realty, LLC., the claimant; that he had read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

Safe Harbor Realty, LLC.

Edward Reagan

Safe Harbor Realty, LLO

687 N. Milwaukee Ave.

Chicago, IL 60642

Subscribed and sworn to on

Notary I

_, 2027. KRISTINA MORALES Official Seal Notary Public - State of Illinois My Commission Expires Jan 21, 2025

This Document was prepared by and should be returned to: Patrick G. Donnelly Donnelly & Harris, LLC 53 W. Jackson Blvd, Suite 818 Chicago, IL 60604 pdonnelly@donnellyharris.com

UNOFFICIAL COPY

Exhibit A **Legal Description**

THE SOUTH 1/2 OF LOT 24 AND ALL OF LOTS 25, 26, 27, 28 AND 29 (EXCEPT THE SOUTH 6 FEET THEREOF) IN BLOCK 4 IN HENRY WALLER'S SUBDIVISION OF THE SOUTH 43-3/4 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-08-421-015-0000 & 16-08-421-016-0000

eal Estat.

Opening Cook County Clerk's Office Address of Real Estate: 42-52 N. Waller Ave., Chicago, IL 60644