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STATE OF ILLINOIS)) SS.
COUNTY OF COOK)

Doc#. 2228441001 Fee: \$55.00 Karen A. Yarbrough Cook County Clerk Date: 10/11/2022 09:15 AM Pg: 1 of 3

SUBCONTRACTORS CLAIM FOR LIEN

The Lien Claimant, La Grange Crane Service, Inc. of Hodgkins, County of Gook, State of Illinois hereby files notice and Jaim for Mechanics Lien against:

3115 Properties LLC 778 W. Frontage Rd, Suite 124 Northfield, IL 60093 Owner

FBN Construction LLC 3501 N. Southport Ave, Suite 266 Chicago, IL 60657 General Contractor

American Steel Fabricators, Inc. 1985 Anson Dr. Melrose Park, IL 60160

Structural Steel Subcontractor

Lake Forest Bank & Trust Company 727 North Bank Lane Lake Forest, IL 60045

Mortgage >

and any person claiming an interest in the Real Estate, as hereingthed, by, through and under the Owner and states:

That the Owner owned the following described premises in the County of Clok, State of Illinois, to wit:

See Attached Exhibit "A" for Legal Description

Common Address: 3115-3123 N. Broadway St., Chicago, IL 60657

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

on February 23, 2022 and FBN Construction LLC was the general contractor for the improvement thereof.

That on February 23, 2022 the Lien Claimant made a subcontract with American Steel Fabricators, Inc. to furnish material and labor for said improvement to the premises erected on said land to wit: to furnish crane rental and operation material and labor for the sum and value of \$57,335.00 and interest and costs.

That, at the request of the Owner, or with the Owner's or Owner's Agent or Owner's Representative's knowledge and authority the Lien Claimant furnished extra labor to said premises for the value of N/A.

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That on March 17, 2022 the Lien Claimant completed thereunder all required to be done by said contract and last performed work under said Contract.

That said Owner is entitled to credits on account thereof in the sum of \$0 Dollars leaving due, unpaid and owing to the Lien Claimant, after allowing all credits, the balance of Fifty Seven Thousand Three Hundred Thirty Five Dollars (\$57,335.00) plus lien fees of \$500.00 for a total of Fifty Seven Thousand Eight Hundred Thirty Five (\$57,835.00) Dollars which, with interest and attorney's fees, the Lien Claimant claims a Mechanics Lien on said premises, land and improvements.

LaGrange Ctane Service, Inc.

By: Thomas G.A. Herz. Jr.

> /Attorney and Agent for: LaGrange Crane Service, Inc

NOTICE TO OWNER

DO NOT PAY THE CONTRACTOR FOR THIS WORK OR MATERIAL DELIVERED UNLESS YOU HAVE RECEIVED FROM CONTRACTOR A WAIVER OF LIEN BY OR OTHER SATISFACTORY EVIDENCE OF LA MENT TO THIS SUBCONTRACTOR.

STATE OF ILLINOIS)

5000 PM

SS.

COUNTY OF COOK

The Afflant, Thomas G. A. Herz, Jr., being first duly swom on oath deposes and says that he is the Attorney and Agent of the Lien Claimant, that he is authorized to high this Verification to the foregoing Subcontractors Claim for Lien; that he has read the foregoing Subcontractor's Claim for Lien and knows the contents thereof; and that all the statements if icr sin contained are true.

Subscribed and Sworn to before me

this 7 day of OCTOBER

Thomas G.A. Herz

"OFFICIAL SEAL" MICHAEL J BERMAN Notary Public, State Of Illinois My Commission Expires 01/07/2024

Commission No. 411131

This Document was prepared by:

Please Mail to:

The Law Offices of Thomas G.A. Herz Jr., 400 Central Ave., #230

Northfield, IL 60093

MLC-3207

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2 AND THE WEST 17 1/2 FEET OF LOT 3 (EXCEPT THE NORTH 100 FEET OF SAID LOTS 1 AND 2 AND THE WEST 17 1/2 FEET OF LOT 3) IN BLOCK 4 IN OWNERS DIVISION OF BRAUCKMAN AND GEHRKES SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND IN THE NORTHEAST FRACTIONAL 1/4 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 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

3115 - 3123 North Broadway Street Chicago, Illinois 60657

South Clark's Office PERMANENT TAX INDEX NUMBERS:

14-28-105-002-0000 14-28-105-023-0000