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MECHANIC'S LIEN:
CLAIM

Doc#: 2234908170 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 03:33 PM Pg: 1 of 2

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

Drive Construction, Inc.

CLAIMANT

-VS-

Schiller Place LP
CIBC Bank USA
Illinois Housing Development Authority
Housing & Human Development Corporation
GRIGGS MITCHELL & ALMA OF IL, LLC DBA GMA CONSTRUCTION GROUP

DEFENDANT(S)

The claimant, Drive Construction, Inc. of Bridgeview, IL 60455 County of Cook, hereby files a claim for lien against GRIGGS MITCHELL & ALMA OF IL, LLC DBA GMA CONSTRUCTION GROUP, contractor of 3520 S. Morgan Street, Suite 222 -224, Chicago, IL and Schiller Place LP Chicago, IL 60661 {hereinafter referred to as "owner(s)"} and CIBC Bank USA Chicago, IL 60603 Illinois Housing Development Authority Chicago, IL 60601 Housing & Human Development Corporation Chicago, IL 60661 {hereinafter collectively referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on 1/20/2021, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Schiller Place Apartments 711, 731 & 749 W. Schiller Street Chicago, IL 60610**

A/K/A: **Lot 12 in New City Subdivision, being a subdivision of part of the Northwest 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

A/K/A: **Tax# 17-04-112-071**

and GRIGGS MITCHELL & ALMA OF IL, LLC DBA GMA CONSTRUCTION GROUP was the owner's contractor for the improvement thereof. That on or about 1/20/2021, said contractor made a subcontract with the claimant to provide labor and material for plumbing work for and in said improvement, and that on or about 8/22/2022 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	\$702,300.00
Change Orders/Extras	\$24,194.10
Credits	\$.00
Work Not Performed	\$.00
Payments	\$577,313.84
Total Balance Due	\$149,180.26

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Hundred Forty Nine Thousand One Hundred Eighty Dollars and 26/100 (\$149,180.26) 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 December 7, 2022.

Drive Construction, Inc.

[Signature]
Gerardo Cortez President

Prepared By and Mail To:
Drive Construction, Inc.
7235 S. Ferdinand Avenue,
Bridgeview, IL 60455

VERIFICATION

State of IL
County of Cook

The affiant, Gerardo Cortez, 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.

[Signature]
Gerardo Cortez President

Subscribed and sworn before me this December 7, 2022.

[Signature]
Notary Public's Signature

