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MECHANIC'S LIEN:
CLAIM

Doc# 2235622044 Fee \$45.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2022 11:40 AM PG: 1 of 2

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

DENK & ROCHE BUILDERS, 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, **DENK & ROCHE BUILDERS, INC.** of Bensenville, IL, 60106 County of DuPage, 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 07/17/2021, 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 07/17/2021, said contractor made a subcontract with the claimant to provide **labor and material for interior framing and finish carpentry work** for and in said improvement, and that on or about 08/22/2022 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	\$444,300.00
Change Orders/Extras	\$28,076.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$418,590.00
Total Balance Due	\$53,786.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Fifty Three Thousand Seven Hundred Eighty Six Dollars and 00/100 (\$53,786.00) 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 22, 2022.

DENK & ROCHE BUILDERS, INC.



Terrence M. Roche President

Prepared By and Mail To:
DENK & ROCHE BUILDERS, INC.
400 Country Club Dr.
Bensenville, IL 60106

VERIFICATION

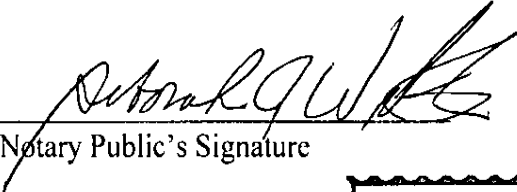
State of IL
County of DuPage

The affiant, Terrence M. Roche, 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.



Terrence M. Roche President

Subscribed and sworn before me this December 22, 2022.



Notary Public's Signature

