



Doc# 2236134014 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2022 01:41 PM PG: 1 OF 4

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SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

**ALLIANT CONSTRUCTION LLC,
Claimant,**

v.

**Property Catalysts LLC, as general contractor
Property Catalysts LLC, as owner
Unknown Owners and Non Record Claimants,
Defendants**

The claimant Alliant Construction LLC, an Illinois limited liability corporation, of 1400 Patriot Blvd, # 2578, Glenview IL 60026, by and through its duly authorized agent, Miguel Rivera, hereby files a subcontractor's notice and claim for lien against Property Catalysts LLC, the owner of record of 2687 Stewart Ave. Evanston, IL. 60201, against Property Catalysts LLC, 2111 Chestnut Ave., Suite 175, Glenview, IL. 60025, as general contractor, relating to various construction improvements at the below listed real estate and against unknown owners and non-record claimants and any other persons having or claiming an interest in the below described improved real estate who or which may have an interest in the real estate at issue, if any, and states, alleges and confirms as follows:

That on and after December 2021, Property Catalysts LLC has been the legal owner of the following described land and improvements thereto, to wit:

Cook County Parcel ID Number: 05-34-316-004-0000

Common Address: 2687 Stewart Ave. Evanston, IL. 60201

Legal Description:

LOT 4 IN YAN S. DRESSER'S RESUBDIVISION OF LOT 15 IN BLACK 25 IN NORTH EVANSTON, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND COOK COUNTY ILLINOIS

That on or about April 27, 2022, Property Catalysts LLC owner of said property and general contractor for various construction services, labor and materials for improvements relating to this

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real estate, entered into a written agreement with Claimant for the provision of various construction services, labor and materials for the improvement of the above referenced real estate, including but not limited to, installation of wood framing for entire home, installation of all windows, demolition work, plumbing and exterior foam paneling installation. These construction services, materials, labor and services were accepted and taken by Property Catalysts LLC and that after the entry of this agreement all such work agreed upon which was able to be performed by Claimant was performed relating to the above real estate at issue here and by said Claimant and which services were provided and materials were installed into the above listed improved real estate through the labor of the Claimant and greatly improved said real estate.

That the amount agreed upon by the Claimant and the Owner/General Contractor for such construction services, materials and labor which were all performed in a professional and workmanlike manner for the great benefit of the Owner/General Contractor - and that Claimant completed any and all work requested and required which it was able to perform and/or complete on this real estate by October 24, 2022, before its services were terminated and that Owner/General Contractor has failed to pay any monies toward the balance which remains due and owing for work performed and materials installed by Claimant at the specific request of the Owner/General Contractor, even after formal request was made for payment - and that as of this date there is now due and owing to Claimant on account hereof and pursuant to the agreement with the Owner/ General Contractor after provision of all credits due and taking into account any additional labor and work agreed upon by the parties - the sum total balance of **twenty three thousand two hundred five dollars and seventeen cents (\$23,205.17)** along with statutory interest, the Claimant claims a lien on said land and improvements.

Take notice, any acceptance of payment by Claimant of part, but not all, of the amount claimed due here under shall not operate to invalidate this notice period to the extent permitted by law, any and all waivers of lien heretofore given by Claimant, if any in order to induce payment by Claimant of any but not all of the amount claimed due hereunder shall not operate to invalidate the validity of this notice and lien.

NOTICE TO OWNER

The subcontractor providing this notice has performed work for or delivered material to your home improvement contractor. These services or materials are being used in the improvements to your property and entitle the subcontractor to file a lien against your property if the labor, services, material, fixtures, apparatus or machinery, forms or form work are not paid for by your home improvement contractor. A lien waiver will be provided to your contractor when the subcontractor is paid, and you are urged to request this waiver from your contractor when paying for your home improvements.

NOTICE /LIEN SENT TO:

Property Catalysts LLC
2111 Chestnut Ave. Suite 175
Glenview, IL. 60025

CLAIMANT:

Alliant Construction LLC
1400 Patriot Blvd #2578
Glenview, IL. 60026

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LEGAL DESCRIPTION

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Property of Cook County Clerk's Office