

# UNOFFICIAL COPY

Doc#. 2302525075 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2023 10:59 AM Pg: 1 of 2

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

## CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

The Claimant, N F Sanctuary LLC dba SERVPRO of Ravenswood of 2206 N. Main St, #333, Wheaton, Illinois 60187, DuPage County ("Claimant"), hereby files its claim for mechanic's lien against Granville Apartments LLC and Exemplar Capital LLC (hereinafter referred to as "owners") and any person(s) or entities claiming an interest in the real estate described below by through or under the owner. Claimant states as follows:

That on or about September 9, 2022, and at all times thereafter, the owners owned the following described land in the County of Cook, State of Illinois to wit:

Street Address:        6230 N. Kenmore Avenue, Chicago, IL 60660

A/K/A:        LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888, AS DOCUMENT 1042704, IN COOK COUNTY, ILLINOIS.

A/K/A:        PIN 14-05-205-013-0000

That on or about September 9, 2022, the Claimant, as the general contractor, made a contract with the said owners to provide labor and materials for water mitigation services for damage that occurred on or about September 9, 2022, for and in said improvement and that on or about September 30, 2022 the Claimant last performed work on the project. The following amounts are due on said contract and subsequent agreed upon change order(s):

Contract:	\$64,383.43
Payments and credits:	\$ 0.00
Total Balance due	\$64,383.43

Leaving due, unpaid and owing to the claimant after allowing all credits, the sum of Sixty-Four Thousand Three Hundred Eighty-Three and 43/100 Dollars (\$64,383.43), for which, with statutory interest and accrued interest under the contract, the Claimant claims a lien on said land and

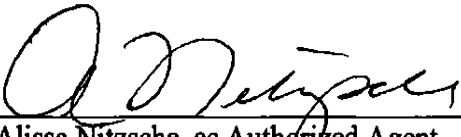
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improvements. All work and services were performed in a good and workmanlike manner and all materials provided were of the type, quality and quantity required by the contract.

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.


Dated this 24<sup>th</sup> day of January, 2023.

N F Sanctuary LLC dba Servpro of Ravenswood

By:   
Alissa Nitzsche, as Authorized Agent

STATE OF ILLINOIS )  
  ) ss.  
COUNTY OF DUPAGE )

I, Alissa Nitzsche, being first duly sworn on oath, depose and state that I am an Authorized Agent of N F Sanctuary LLC dba SERVPRO of Ravenswood, that I am authorized to execute this Contractor's Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Contractor's Claim for Mechanic's lien and know the contents thereof, and that the statements contained therein are true.

  
Alissa Nitzsche

Prepared by and return to:

Michelle L. Carey  
Friedman Maguire & Carey, P.C.  
150 S. Wacker Drive, Suite 2600  
Chicago, Illinois 60606  
312-857-4000  
mcarey@fmpclaw.com

Subscribed and sworn to before me this 24<sup>th</sup> day of January, 2022.

  
Notary Public

