

UNOFFICIAL COPY

CLAIM FOR LIEN

Doc#: 2303741188 Fee: \$55.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/06/2023 12:36 PM Pg: 1 of 3

Prepared by, and Mail to:

William D. Pulak
Law Office of William D. Pulak
110 West Prairie Street
P. O. Box 465
Marengo, IL 60152

The undersigned Claimant,
Basswood Construction, Inc.,
of 7001 Paulson Drive, Marengo, IL 60152, makes the following notice and **Claim for a Mechanic's Lien** against LG Construction Group LLC, an Illinois limited liability company, of 2234 W. North Ave., Chicago, IL 60647 ("Contractor") and 100 Chicago Ave LLC, an Illinois limited liability company, of 2234 W. North Ave., Chicago, IL 60647, ("Owner"), as Contractor and Owner of the following described real property:

SEE ATTACHED EXHIBIT A

1. On or before August 12, 2021, Owner owned the above-described property, and contracted with Contractor to make improvements to the property.
2. On about August 12, 2021, on which date Owner still owned the aforementioned property, Contractor entered into a contract with Claimant to provide carpentry labor and materials on the building and improvements on the aforementioned property, at a contract price of \$ 425,000.00, and subsequently the contract was modified to include an additional \$ 62,630.00 of extra work and materials, for a total contract price of \$ 487,630.00; which contract price was to be paid incrementally upon completion of the aforesaid work; and that the Contractor failed to pay the Claimant said incremental payments; so that on October 12, 2022, the claimant discontinued all work under said contract.
3. There is now justly due and owing to the claimant, after allowing to the owner all credits, deductions and set-offs, **\$ 115,000.00**, which is still due and unpaid, plus interest from October 12, 2022.
4. Claimant now claims a lien on the aforementioned property and all improvements on it, against the owner and all persons interested, and also claims a lien on any amounts due from the owner to the original contractor, for **\$ 115,000.00**, together with interest, according to statute.

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ATTACHMENT A

PARCEL 1:

THAT PART LYING WEST OF THE WEST LINE OF CHICAGO AVENUE (NOW CLARK STREET) AND EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY (FORMERLY CHICAGO AND MILWAUKEE RAILROAD COMPANY) OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTH OF A LINE 150.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF HOWARD STREET, MEASURED ALONG THE WEST LINE OF CHICAGO AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF HOWARD STREET, WITH THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; RUNNING THENCE EAST ALONG THE NORTH LINE OF HOWARD STREET TO ITS INTERSECTION WITH THE WEST LINE OF NORTH CLARK STREET (FORMERLY CHICAGO AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTH CLARK STREET 100 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF HOWARD AVENUE TO THE EAST LINE OF THE RIGHT OF WAY OF CHICAGO NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THAT PART OF THE SOUTH 6.25 CHAINS LYING WEST OF THE WEST LINE OF CHICAGO AVENUE EAST OF THE EAST LINE OF CHICAGO AND NORTHWESTERN RAILROAD AND NORTH OF THE NORTH LINE OF HOWARD STREET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS: 11-30-212-004-0000
 11-30-212-005-0000
 11-30-212-006-0000
 11-30-212-007-0000
 11-30-212-008-0000

COMMONLY KNOWN AS: 136 Chicago Ave., Evanston, IL 60602.