

# UNOFFICIAL COPY

**AFTER RECORDING RETURN TO:**

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/14/2023 10:55 AM PG: 1 OF 3

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**CONTRACTOR'S CLAIM FOR LIEN**  
**770 ILCS 60/0.01 et. seq.**

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

1. The claimant, Tessler Construction Co., Inc. hereby files this notice of claim for lien against 1233 S. Wabash LLC; Matthew A. O'Malley; and Michael J. O'Malley, Sr. (hereinafter "owners"), and any and all persons claiming to be interested in the real estate described herein, and states:

2. That on November 4, 2021, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

See Exhibit A Attached

Permanent Index Number 17-22-101-011-0000

Commonly known as 1233 South Wabash Avenue, Chicago, Illinois 60603

3. That on November 4, 2021 owners, through their agent Ross Morreale entered into a contract with Tessler Construction Co., Inc., to furnish all material and labor necessary for the completion of carpentry remodeling and other related construction work at the property, and that such work, together with all authorized extras, was completed by Tessler Construction Co., Inc., on December 9, 2022, in the total amount of \$88,737.50.

4. That said owners are entitled to credits on account thereof as follows, in the amount of \$25,620.14, leaving due, unpaid and owing to Tessler Construction

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Co., Inc., after allowing all credits, the sum of \$63,117.36, for which, with interest, the claimant Tessler Construction Co., Inc. claims a lien on said land and improvements.

SIGNED: Tessler Construction Co., Inc.

By: *Ron Tessler*  
Ron Tessler

STATE OF ILLINOIS )  
  )    SS.  
COUNTY OF MCHENRY )

The affiant, being first duly sworn, on oath deposes and says that, he is an employee of Tessler Construction Co., Inc., claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all statements therein contained are true.

*Ron Tessler*  
Ron Tessler

Subscribed and sworn to before me  
this 13<sup>th</sup> day of March, 2023.

*Laura L. Koster*  
NOTARY PUBLIC



[SEAL]

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 4 IN COUNTY CLERKS DIVISION OF LOTS 1 TO 12 INCLUSIVE IN BLOCK 5 OF ASSESSOR'S DIVISION OF PART OF NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, PREVIOUSLY KNOWN AS THE SOUTH 20 1/2 FEET OF LOT 4 AND THE NORTH 4 1/2 FEET OF LOT 5 IN SEAMAN'S SUBDIVISION OF BLOCK 5 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 1233 S. Wabash Avenue, Chicago, IL 60605

PIN: 17-22-101-011-0000

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