

UNOFFICIAL COPY

Prepared by, recording requested by
and return to:

Name: Andrew S. Pigott
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Hosé
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Doc# 2308734028 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/28/2023 03:35 PM PG: 1 OF 4

-----Above this Line for Official Use Only-----

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: Cook County Clerk / Recorder of Deeds

The undersigned lien claimant, **PLUMBERS' LOCAL UNION NO. 130 UA**, (herein referred to as "Claimant") of 1340 W. Washington Blvd, Chicago, IL 60607, hereby files a claim for a mechanics lien against **GRIGGS MITCHELL & ALMA OF IL, LLC**, of Chicago, IL, (herein after referred to as "Contractor"), **P.S. COYOTE PLUMBING ENTERPRISE INC.**, of Hampshire, IL (herein after referred to as Subcontractor) and **LAZARUS RENEWAL II, LLC** of Chicago, IL (herein referred to as "Owner").

That the real property known and described as follows is now owned by:

Lazarus Renewal II, LLC
c/o Business Filings, Inc.
600 S. 2nd St., Suite 104
Springfield, IL 62704

Legal Description:

LOT NUMBER: 28-32; SUBDIVISION: MOORES; BLOCK: 4; CITY/MUNI/TWN/SP:
WEST CHICAGO; SEC/TWN/RNG/MER: SEC 23 TWN 39N RNG 13E; TRACT:
2924002006

LOT NUMBER: 28-32; SUBDIVISION: MOORES; BLOCK: 4; SEC/TWN/RNG/MER:
SEC 23 TWN 39 RNG 13; TRACT: 2924003002

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(MOORES) SUB OF LT 1 OF SUPERIOR COURT PARTITION OF W 60 ACS N OF
S WESTERN PLANK RD OF SW SEC 23-39-13

PIN: 16-23-308-019-0000

Commonly known as:

1859 S. Pulaski Rd.
Chicago, IL 60623-2847

Hereinafter referred to as "Subject Property"

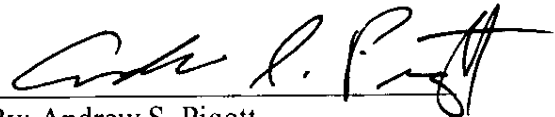
That Owner entered into a contract with Contractor for the construction and/or improvement of the Subject Property. Contractor entered into a contract with Subcontractor for plumbing work to be completed on the Subject Premise. Subcontractor entered into a contract with Claimant to install and provide labor for plumbing work necessary and used for the construction and improvement of the Subject Premises. The total value of the improvements and labor provided by Claimant is **\$91,031.48** which is the fair, usual, and customary, and reasonable value of such improvements and labor. Claimant has furnished such labor to the extent required by contract, all of which were furnished and delivered to and used in and about the improvement of the premises and of the building and other improvements thereon. The last of said labor was furnished on or about **January 31, 2023**.

There is now justly due and owing to the Claimant for the furnishing, delivery, or performance of such labor aforesaid by Claimant the sum of **Ninety-One Thousand Thirty-One Dollars and 48/100 (\$91,031.48)** which is still due and unpaid.

Claimant hereby claims a lien on the Subject Property and all improvements thereon in the amount of \$91,031.48.

Notice has been duly given to the Owner, and person otherwise interested in the above-described real estate, as to the status of the undersigned Claimant as provided by 770 ILCS 60/24.

Plumbers' Local Union No. 130 U.A.



By: Andrew S. Pigott

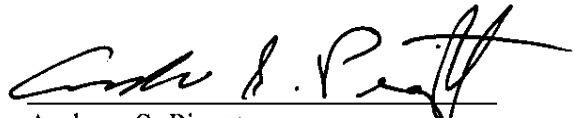
Title: One of its Attorneys

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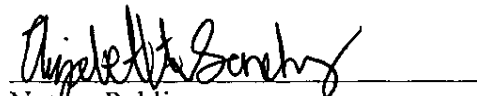
STATE OF ILLINOIS

COUNTY OF COOK

The affiant, Andrew S. Pigott, being first duly sworn, on oath deposes and says that he is the attorney for the Claimant; that he has read the foregoing Subcontractor's Notice and Claim for Lien and knows the contents thereof; and that all the statements therein contained are true and correct to the best of his knowledge, information and belief.



Andrew S. Pigott



Notary Public

Printed Name: Elizabeth T. Sanchez

My Commission Expires:

September 6, 2026

(770 ILCS 60/35)



Property of Cook County Clerk's Office

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Proof of Service

I, Katelynn A. Torres, a non-attorney, duly sworn, on oath states that a copy of the attached Subcontractor's Claim for Mechanics Lien was served by placing the same in an envelope, properly addressed, by mailing by US mail certified, return receipt, requested, and depositing it in the mail on March ~~25~~, 2023 to the following parties:

Lazarus Renewal II, LLC
c/o Business Filings, Inc.
600 S. 2nd St., Suite 104
Springfield, IL 62704

Lawndale Christian Dev. Corp.
c/o Business Filings, Inc.
600 S. 2nd St., Suite 104
Springfield, IL 62704

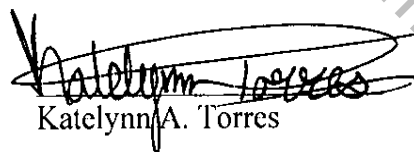
Schaumburg Bank & Tr.
Christopher Woelffer, CEO
1180 E. Higgins Rd
Schaumburg, IL 60173

Applegate & Thorne-Thomsen, P.C.
c/o Green Street 1998, LLC
440 S. LaSalle St., Ste. 1900
Chicago, IL 60605

Griggs Mitchell & Alma of Ill.
Attn: Cornelius Griggs, Mgr.
3520 S. Morgan St., Ste. 222
Chicago, IL 60609

P.S. Coyote Plbg. Enterprise, Inc.
Attn: Carol Stratton
268 Mill Ave.
Hampshire, IL 60140

Trilogy, Inc.
Attn: Susan Doig
1400 W. Greenleaf Ave.
Chicago, IL 60626


Katelynn A. Torres