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Doc#. 2308810145 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2023 02:07 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

CONTRACTOR'S NOTICE AND CLAIM FOR LIEN

The Lien Claimant, Azure Realm Décor, Ltd., of Des Plaines, County of Cook, State of Illinois, (the "Claimant") hereby files notice and claim for Mechanics' Lien, pursuant to 770 ILCS 60/1, *et seq.* against **Chicago Housing Authority and Illinois Housing Development Authority**, (collectively, the "Lender") and **Drexel Jazz Limited Partnership** ("Owner"), and any Unknown Owners and Non-Record Claimants ("Necessary Parties") regarding the real property commonly known as 4100 S. Drexel Boulevard, Unit 2B, Chicago, Illinois 60653, and states as follows:

That the Owner owned the following described premises in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 4100-2B S. DREXEL BLVD AND PARKING SPACE P-32 IN THE JAZZ ON THE BOULEVARD CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 5 IN JAZZ ON THE BOULEVARD SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2004 AS DOCUMENT NO. 0421210098 WITH THE RECORDER OF DEEDS OF COOK COUNTY.

Common Address: 4100 S. Drexel, Unit 2B, Chicago, Illinois 60653 (the "Property").

PIN: 20-02-128-021-4005

(1) The Owner now holds title either in fee simple or in the form of a leasehold or other financial facility, mortgage, covenant, common access easement, or otherwise to the Property as described above.

(2) Prior to January 21, 2023, Claimant was retained pursuant to a proposal and estimate by Owner for the amount of \$2,250.00 (the "Contract"), to supply materials, supplies, and labor regarding the painting of the Property (the "Contracted Work") at the Property in consideration of the promise of the Owner of the Property, to pay the sum of \$2,250.00.

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(3) During the course of the Contracted Work, the Owner failed and refused to make final payment to Claimant for the services, labor, supplies, and materials furnished by Claimant.

(4) To date and as of January 21, 2023, Claimant has completed all required work prior to January 16, 2023 and pursuant to the Contract between the parties, as set forth herein. To the date of this Notice and Claim for Lien, Claimant has completed \$2,250.00 worth of the Contracted Work, has received no payments, leaving a remaining balance due and owing of **\$2,250.00** for the work provided pursuant to the parties' Contract.

(5) On January 21, 2023, Claimant performed the entirety of all Contracted Work that was due by said date, including labor, materials, and supplies, in accordance with the Contract, and all requested extras, which were necessary to improve the Property.

(6) All of the labor, materials, supplies, and services furnished and delivered by Claimant were to improve the Property, and the last of such labor and materials was furnished, delivered, and performed, as contemplated under the written agreement, along with any extra work, on January 16, 2023.

(7) There is now justly due and owing the Claimant, after allowing to the Owner all credits, deductions, payments, and offsets, the amount of **\$2,250.00**, plus interest at the rate specified in the Illinois Mechanics' Lien Act.

(8) Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner and all persons interested therein for the outstanding amount currently due of **\$2,250.00**, after deductions of all payments and credits, plus interest at the rate specified in the Illinois Mechanics' Lien Act, as well as court costs and attorneys' fees.

Azure Realm Décor, Ltd., Claimant

By: Zlatko Simic
Zlatko Simic, President of Claimant

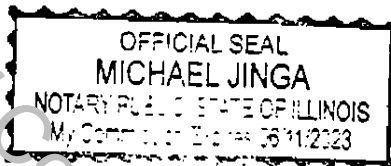
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CONTRACTOR'S AFFIDAVIT AND VERIFICATION

The undersigned affiant, Zlatko Simic, on behalf of the Claimant, Azure Realm Décor, Ltd., being first duly sworn, on oath, deposes and says that he is the President of the Claimant, Azure Realm Décor, Ltd., that he has read the foregoing *Contractor's Notice and Claim for Lien* and knows the contents thereof, and that all the statements therein contained are true.

By: Zlatko Simic
Zlatko Simic, President

Subscribed to and sworn to me this 27 day of March, 2023.



[Signature]
Notary Public

This document prepared by:
Nicole M. Anderson, Esq.
The Law Offices of Oran D. Cart, LLC
4300 Commerce Court, Suite 245
Lisle, Illinois 60532
nicole@cartlawoffices.com

After recording, return document to:
Oran D. Cart, Esq.
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4300 Commerce Court, Suite 245
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nicole@cartlawoffices.com

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PROOF OF SERVICE BY CERTIFIED MAIL

I, Nicole M. Anderson, under penalties as provided by law pursuant to 735 ILCS 5/1-109, certify that I serviced the foregoing document by mailing a copy certified mail, return receipt requested and restricted delivery, proper postage prepaid, to the below-named individuals at the addresses listed below by depositing the same with the U.S. Postal Service at Lisle, Illinois 60532 by 5:00 p.m. on March 29, 2023.

Nicole Anderson
Nicole M. Anderson, Esq.

SERVICE LIST

Drexel Jazz Limited Partnership
c/o Earl Chase
208 S. LaSalle Street, Suite 1300
Chicago, Illinois 60604

Illinois Housing Development Authority
401 N. Michigan Avenue
Chicago, Illinois 60611

Chicago Housing Authority
200 W. Adams Street, Suite 2100
Chicago, Illinois 60606