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ORIGINAL CONTRACTORS

MECHANIC'S LIEN:

NOTICE AND CLAIM

Doc#. 2311428035 Fee: \$55.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/24/2023 12:14 PM Pg: 1 of 4

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

The Exceptional Touch, Inc d/b/a ETI Construction

CLAIMANT

-VS-

Madres Unidas Limited Partnership
Chicago Low-Income Housing Trust Fund
Illinois Housing Development Authority
Local Initiatives Support Corporation
BMO Harris Bank, N.A., Successor to Harris N.A.
City of Chicago
Fifth Third Bank, N.A., successor to MB Financial Bank
Latin United Community Housing Association

DEFENDANT(S)

The claimant, **The Exceptional Touch, Inc d/b/a ETI Construction** of Chicago, IL, 60622 County of Cook, hereby files a claim for lien against **Madres Unidas Limited Partnership** Chicago, IL 60647 {hereinafter referred to as "owner(s)"} and **City of Chicago** Chicago, IL 60602 **Chicago Low-Income Housing Trust Fund** Chicago, IL 60602 **Illinois Housing Development Authority** Chicago, IL 60601 **Local Initiatives Support Corporation** Springfield, IL 62703 **BMO Harris Bank, N.A., Successor to Harris N.A.** Chicago, IL 60606 {hereinafter collectively referred to as "lender(s)"} and **Fifth Third Bank, N.A., successor to MB Financial Bank (Party In Interest)** Rosemont, IL 60018 **Latin United Community Housing Association (Party In Interest)** Chicago, IL 60647 and any persons claiming an interest in the premises herein and states:

That on **10/05/2022**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Multi-Family Building Project**
 See attached Exhibit "A" for Property Addresses Chicago, IL 60647

A/K/A: **See Attached Exhibit "A" for Legal Description**
A/K/A: **Tax# 13-35-413-037; See Attached Exhibit "A" For Additional Tax #'s**

That on or about **10/05/2022**, the claimant made a contract with the said owner(s) to provide **labor and material for concrete stairs, intels, plate treads, vinyl siding and painting work** for and in said improvement, and that on or about **01/12/2023** the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract.

Original Contract Amount	\$350,247.77
Change Orders/Extras	\$.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$150,000.00
Total Balance Due	\$200,247.77*


leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Two Hundred Thousand Two Hundred Forty Seven Dollars and 77/100 (\$200,247.77) Dollars**, for which, with interest, the Claimant claims a lien on said land and improvements, and on the moneys or other considerations due or to become due from said owner(s) under said contract.

*\$18,204.34 owed per building listed in Exhibit "A", finish date for each building is 01/12/2023

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.

IN WITNESS WHEREOF, the undersigned has signed this instrument on March 24, 2023.

The Exceptional Touch, Inc d/b/a ETI Construction



Jose Ivan Tello, President

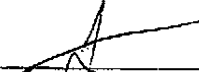
Prepared By and Mail To:

The Exceptional Touch, Inc d/b/a ETI Construction
930 W. Division Street, Unit 2
Chicago, IL 60622

VERIFICATION

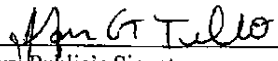
State of IL
County of Cook

The affiant, Jose Ivan Tello, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

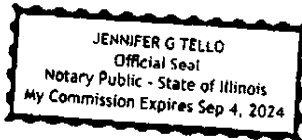


Jose Ivan Tello, President

Subscribed and sworn before me this March 24, 2023.



Notary Public's Signature



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 29 AND 30 IN AUGUR'S SUBDIVISION OF BLOCK 17 IN E. SIMON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-35-413-037-0000 AND 13-35-413-038-0000
Commonly known as: 3528-30 West Wabansia Avenue, Chicago, Illinois 60647

PARCEL 2:

LOT 23 IN AUGUR'S SUBDIVISION OF BLOCK 17 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-35-413-044-0000
Commonly known as: 3512 West Wabansia Avenue, Chicago, Illinois 60647

PARCEL 3:

LOTS 36 AND 37 IN C.B. SIMON'S RESUBDIVISION OF BLOCK 20 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-35-419-053-0000
Commonly known as: 1625 North Drake Avenue, Chicago, Illinois 60647

PARCEL 4:

LOT 9 IN C.B. SIMON'S RESUBDIVISION OF BLOCK 20 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-35-419-024-0000
Commonly known as: 1636 North St. Louis Avenue, Chicago, Illinois 60647

PARCEL 5:

LOT 16 IN BLOCK 3 IN WINSLOW JACOBSON AND TALLMAN'S SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PERMANENT INDEX NUMBER: 16-01-205-016

Commonly known as: 1533 North Maplewood, Chicago, Illinois 60622

PARCEL 6:

LOT 18 IN BLOCK 2 IN H. M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-01-202-040

Commonly known as: 1516 North Talman Avenue, Chicago, Illinois 60622

PARCEL 7:

LOT 8 IN BLOCK 6 IN HUMBOLDT PARK RESIDENCE ADDITION SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-01-224-018

Commonly known as: 2719 West Potomac, Chicago, Illinois 60622

PARCEL 8:

LOT 14 IN JAMESON'S SUBDIVISION OF BLOCK 21 IN E. SIMON'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-35-420-028

Commonly known as: 1624 North Kimball Avenue, Chicago, Illinois 60647

PARCEL 9:

LOT 14 IN G.W. AND T.J. HIGGINS SUBDIVISION OF THE WEST 1/2 OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-36-431-032

Commonly known as: 1624 North Artesian Avenue, Chicago, Illinois 60647

PARCEL 10:

LOT 21 IN BLOCK 4 IN WETHERBEE AND GREGORY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 100 FEET OF SAID TRACT) ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-01-405-001

Commonly known as: 2659 West Haddon, Chicago, Illinois 60622