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2315934040

SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

Doc# 2315934040 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2023 01:57 PM PG: 1 OF 4

STATE OF ILLINOIS)
COUNTY OF COOK)

The Lien Claimant and subcontractor, **D.A.M. Plumbing, Inc.**, of 1315 N. 25th Avenue, Melrose Park, Illinois 60160 (hereinafter "**Claimant**" or "**lien claimant**") hereby files a claim for mechanic's lien against **CR US-Invest LLC (Owner)**; a Delaware limited liability company by serving its Registered Agent, Incorp Services, Inc, 901 S 2nd Street, Suite 201, Springfield, IL 62704, **41 North Contractors, LLC (General Contractor)**, and all other persons, lien claimants, non-record claimants, or unknown owners / occupants having or claiming an interest in the in regard to the property located at 1338 W. Fulton Street, Chicago, Illinois 60607 and known as After Restaurant as described below, and states as follows:

1. That on or about March 25, 2022, the Owner, **CR US-Invest LLC**, had an interest in the following described real estate in the City of Chicago, County of Cook, State of Illinois to wit:

Common Address: 1338 W. Fulton Street, Chicago, Illinois 60607
Permanent Index Number: 17-08-313-015-0000

Legal Description: SEE ATTACHED EXHIBIT "A"

2. That on or about March 25, 2022 the lien claimant **D.A.M. Plumbing, Inc.** entered into a written subcontract with **41 North Contractors, LLC (General Contractor)**, to supply plumbing materials and supply plumbing labor and services for construction of the project known as After Restaurant located at 1338 W. Fulton Street, Chicago, Illinois 60607 (the "Project") for the original contract amount of One Hundred Seventy-Four Thousand Dollars and Zero Cents (\$174,000.00).

3. That at the request of **41 North Contractors, LLC (General Contractor)**, and with the consent of the owner, the lien claimant, **D.A.M. Plumbing, Inc.** performed additional and extra work on the Project in the amount of One Hundred Forty Thousand One Hundred Forty-Four Dollars and Sixty-Nine Cents (\$140,144.69).

4. On or about March 13, 2023, the lien claimant **DAM Plumbing Inc.** substantially completed all work under its contract for the work at the above described real estate. In total, the Lien Claimant completed work totaling Three Hundred Fourteen Thousand One Hundred Forty-Four Dollars and Sixty-Nine Cents (\$314,144.69).

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5. After all payments and credits, the unpaid balance due claimant for the work completed by the claimant is **Thirty-Four Thousand One Hundred Thirty-One Dollars and Thirteen Cents (\$34,131.13)**.

6. All materials, delivered and work performed by the lien claimant, **D.A.M. Plumbing, Inc.**, was done with the knowledge and consent of the owner and were accepted by owner, were incorporated into the Project and constituted permanent and valuable improvements to the property.

7. The lien claimant has made several demands for payment, which General Contractor and Owner have failed to pay without just cause or right.

8. The undersigned lien claimant, D.A.M. Plumbing Inc, claims a mechanic's lien therefore against the above-described property, against your interest therein, and against any money due from you to said lien claimant in the amount of **Thirty-Four Thousand One Hundred Thirty-One Dollars and Thirteen Cents (\$34,131.13) plus all statutory interest, attorney fees and costs allowable under the law.**

Dated: June 5, 2023

D.A.M. Plumbing, Inc.

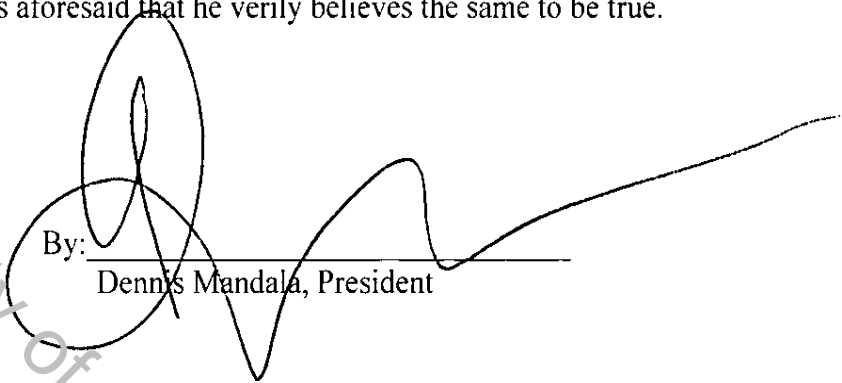
By: _____

Dennis Mandala, President

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The affiant, Dennis Mandala, as President of D.A.M. Plumbing, Inc., being first duly sworn on oath, deposes and says that he is the lien claimant, that he has read the foregoing Notice of Mechanic's Lien Claim and knows the contents thereof and that all statements therein contained are true, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

By: 
Dennis Mandala, President

Subscribed and Sworn to before me
this 5th day of June, 2023



NOTARY PUBLIC



Prepared By:
Hunt & Subach, Ltd.
1035 South York Road
Bensenville, Illinois 60106
630-860-7800

Mail to:
Hunt & Subach, Ltd.
1035 South York Road
Bensenville, Illinois 60106
630-860-7800

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-08-313-015-0000

PARCEL 1:

THAT PART OF LOTS 4 TO 8, INCLUSIVE, AND 9 TO 12, INCLUSIVE, IN BLOCK 3, IN SAWYER'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE VACATED EAST-WEST 18 FOOT PUBLIC ALLEY IN SAID BLOCK 3, VACATED SEPTEMBER 22, 1999 AS DOCUMENT 99893696, LYING SOUTH OF THE SOUTH LINE OF LOTS 4 TO 8, INCLUSIVE, AFORESAID, AND LYING NORTH OF THE NORTH LINE OF LOTS 9 TO 13, INCLUSIVE, IN BLOCK 3 AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 AFORESAID, SAID LOT CORNER BEING ALSO THE MID-POINT OF THE SOUTH LINE OF BLOCK 3 AFORESAID; THENCE NORTH 0 DEGREE 04 MINUTES 59 SECONDS WEST, 142.04 FEET TO A POINT, SAID POINT BEING 0.42 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE NORTH LINE OF LOT 12 AFORESAID AND 0.10 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 12; THENCE NORTHWESTERLY 96.66 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 24.42 FEET AND WHOSE CHORD BEARS NORTH 26 DEGREES 18 MINUTES 26 SECONDS WEST, 44.82 FEET TO A POINT, SAID POINT BEING 22.62 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF LOT 5 AFORESAID AND 19.93 FEET (AS MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 57 MINUTES 12 SECONDS WEST, 206.29 FEET TO A POINT ON THE WEST LINE OF LOT 8 AFORESAID, SAID POINT BEING 119.09 FEET (AS MEASURED ALONG THE WEST LINE OF SAID LOT 8) SOUTH OF ITS NORTHWEST CORNER THEREOF; THENCE SOUTH 0 DEGREE 04 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF LOTS 8 AND 9, AFORESAID AND EXTENSIONS THEREOF, BEING ALSO THE EAST LINE OF NORTH ADA STREET, 182.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 9 TO 12, INCLUSIVE, AFORESAID, BEING ALSO THE NORTH LINE OF WEST FULTON STREET, 226.095 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 12, IN BLOCK 3, IN SAWYER'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 AFORESAID, SAID LOT CORNER BEING ALSO THE MID-POINT OF THE SOUTH LINE OF BLOCK 3 AFORESAID; THENCE NORTH 0 DEGREE 04 MINUTES 59 SECONDS WEST, 141.62 FEET TO A POINT ON THE NORTH LINE OF SAID LOT, BEING ALSO THE SOUTH LINE OF THE VACATED EAST-WEST 18 FOOT PUBLIC ALLEY IN SAID BLOCK 3, VACATED SEPTEMBER 22, 1999 AS DOCUMENT 99-893696, SAID POINT BEING 0.10 FEET (AS MEASURED ALONG SAID NORTH LINE) WEST OF THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89 DEGREES 56 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 0.10 FEET TO ITS NORTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF LOT 12 AFORESAID, 141.62 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.