

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 2320233461 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2023 03:22 PM Pg: 1 of 3

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS

COUNTY OF COOK

Estructuras, Inc.,
Claimant

VS

Eco Brite Car Wash 4001, LLC;
Weiss Construction Group LLC;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$222,700.00**

THE CLAIMANT, Estructuras, Inc., Post Office Box 707, Forest Park, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Weiss Construction Group LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 18300 South Halsted Street, Suite B 320, Glenwood, Illinois, and against Eco Brite Car Wash 4001, LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Eco Brite Car Wash 4001, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

See Property Description on Page Three

THAT, on July 28, 2022, Claimant entered into a subcontract with the said Weiss Construction Group LLC to install ornamental and structural steel for the afore-described real property of a value of and for the sum of **\$431,950.00**.

THAT, subsequent to July 28, 2022, Eco Brite Car Wash 4001, LLC, and Simon Malek, or either of them, succeeded to the interest of the said Weiss Construction Group LLC in the said subcontract.

THAT Claimant provided no additional labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract.

THAT, on December 20, 2022, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

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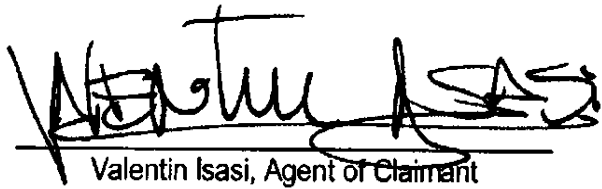
SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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THAT Claimant has received **\$209,250.00** pursuant to the said subcontract.

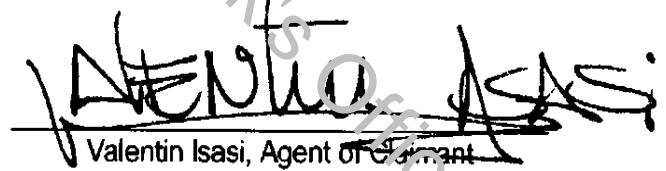
THAT the said Weiss Construction Group LLC was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Weiss Construction Group LLC's contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT, after allowing all credit(s), there remains due, unpaid and owing to Claimant the balance of **\$222,700.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.

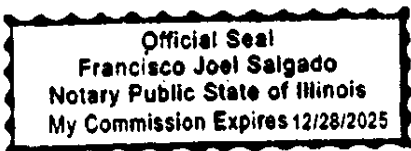

Valentin Isasi, Agent of Claimant


STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THE AFFIANT, Valentin Isasi, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.


Valentin Isasi, Agent of Claimant

Subscribed and sworn to before me this 21st day of June, 2023.




Notary Public

Mail To:

Valentin Isasi
Estructuras, Inc.
Post Office Box 707
Forest Park, Illinois 60130

Prepared By:

Stephen M. Goba
Illinois Document Preparation Co.
601 South Ahrens Avenue
Lombard, Illinois 60148

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Page Three

Property Description

Lot 1478 (except the northeasterly 25 feet thereof) and all of Lot 1479 in J. E. Merrion & Co.'s Hometown Unit No. 6, a subdivision of Lots "C" & "D" in J. E. Merrion & Co.'s Hometown Unit No. 2, a subdivision of that part of the northeast quarter of Section 3, Township 37 North, Range 13 east of the Third Principal Meridian, lying north of the right-of-way of the Wabash Railroad and part of the east half of the northwest quarter of Section 3, Township 37 North, Range 13 east of the Third Principal Meridian; and

Lots 1 and 2 in R.A. Namirowski's Resubdivision of Lot 1477 and part of Lot 1478 in J. E. Merrion & Co.'s Hometown Unit No. 6, a subdivision of Lots "C" & "D" in J. E. Merrion & Co.'s Hometown Unit No. 2, a subdivision of that part of the northeast quarter of Section 3, Township 37 North, Range 13 east of the Third Principal Meridian, lying north of the right-of-way of the Wabash Railroad and part of the east half of the northwest quarter of Section 3, Township 37 North, Range 13 east of the Third Principal Meridian;

all in Cook County, Illinois.

Parcel Numbers: 24-03-200-089-0000 24-03-200-006-0000
 24-03-200-090-0000 24-03-200-091-0000

Property Address: 4001 Southwest Highway, Hometown, Illinois 60456

Property of Cook County Clerk's Office