

# UNOFFICIAL COPY

Doc#: 2322855050 Fee: \$65.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/16/2023 01:53 PM Pg: 1 of 5

## NOTICE AND CLAIM FOR MECHANICS' LIEN

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )  
 IN THE OFFICE OF )  
 THE RECORDER OF DEEDS )  
 OF COOK COUNTY )  
 )  
 American Steel Fabricators Inc. )  
 Claimant, )  
 )  
 v )  
 )  
 Rex Construction Services Inc. )  
 Mural Park LLC )  
 RCMF 2019-FL3 South Sangamon )  
 Street LLC )  
 Unknown Owners and )  
 Non-Record Lien Claimants. )  
 )  
 Defendants )

**"NOTICE TO OWNER":**  
**Do not pay the Contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.**  
**For recording purposes only**

## NOTICE & CLAIM FOR LIEN IN AMOUNT OF \$9,623.20

The claimant, AMERICAN STEEL FABRICATORS, INC., ("Claimant") doing business at 1985 Anson Drive, Melrose Park, Illinois 60160, being a metal products fabrication and installation subcontractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against Rex Construction Services Inc., being the General Contractor for said construction project doing business at 325 Huron Street, Suite 412, Chicago, IL 60654 ("General Contractor"), Mural Park LLC, (hereinafter "Owner"), located at 225 West Hubbard Street, Suite 600, Chicago, IL 60654, and RCMF 2019-FL3, being a Lender, located at 23240 Collins Avenue, Suite 700, Miami Beach, Florida 33139 and said Owner is the Owner for the construction project being

Prepared by & Return to:  
 Peter G. Swan  
 798 Bob-O-Link Road  
 Highland Park, IL 60035  
 847 254-6909  
 peter@peterswan-law.com

PIN #: 17-20-427-010-0000

# UNOFFICIAL COPY

constructed on the real estate commonly known as Jourdan Court Parking Garage, 1928 South Jourdan Court, Chicago, Illinois, (the "Premises"), which are legally described as: *Lots 47, 48, 49, 50, 51, 52, 53 and 54 of Lehmer's Subdivision of Block 15 in Wals and McMullen's Subdivision of the South 3/4 of the Southeast 1/4 of Section 20, Township 39 North, Range 14, East of the third Principal Meridian in the County of Cook, State of Illinois*

That, on or before August 18, 2021 said Owner was the legal title holder of record of the Premises and did enter into a contract with the General Contractor to perform general contracting services and at that time said General Contractor was authorized and knowingly permitted by the Owner to contract for improvement to the Premises.

That on or about August 18, 2021 said General Contractor made a written contract with the Claimant, who provided thereunder miscellaneous metal installation and fabrication work, labor and materials for and in said Premises and fully performed and completed its contract work.

That said General Contractor is presently entitled to credits on account, leaving due, unpaid and owing to the Claimant, the current sum of \$9,623.20 for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorney's fees (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said land and improvements, and on the monies or other considerations due or to become due from the Owner under said contract between said General Contractor and Owner.

AMERICAN STEEL FABRICATORS, INC.

By: Peter G. Swan

Its Attorney

Peter G. Swan  
798 Bob-O-Link Road  
Highland Park, IL 60035  
847 254-6909  
[peter@peterswan-law.com](mailto:peter@peterswan-law.com)

# UNOFFICIAL COPY

## VERIFICATION

The Affiant, Mary Ann Parker, being first duly sworn on oath, deposes and says that she is the authorized agent of the Claimant; that she has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of her information and belief.

Mary Ann Parker

Subscribed and Sworn to before me this 13 day  
of August 2023.

Heather Giannola  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PROOF OF SERVICE BY MAIL

I, Peter Swan, on oath, state that on this 14th day of August 2023, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

Rex Construction Services Inc.  
325 W. Huron Street, Suite 412  
Chicago, Illinois 60654

Certificate #9590940279662305249980

Murai Park LLC  
225 W. Hubbard Street, Suite 600  
Chicago, Illinois 60654

Certificate #9590940279662305249973

RCMF 2019-FL3 South  
Sangamon Street LLC  
2340 Collins Avenue, Suite 700  
Miami Beach, FL 33139

Certificate#9590940279662305249966

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.

Peter G. Swan

Property of Cook County Clerk's Office

