



\*2323634039\*

Doc# 2323634039 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2023 12:21 PM PG: 1 OF 3

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

**ORIGINAL CONTRACTOR'S  
CLAIM FOR LIEN (PRIVATE  
CONSTRUCTION)**

Cybor Fire Protection Company, of DuPage County, Illinois ("Claimant"), records an Original Contractor's Claim for Lien (Private Construction) pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/0.01, et seq., against the real property commonly known as 3707 W. 63<sup>rd</sup> Street, Chicago, Illinois 60629 (the "Property"), owned by JR and JM, LLC ("Owner"), and all other persons or entities having or claiming an interest in the Property. In support of the claim for lien, Claimant states as follows:

1. On and before January 12, 2023, Owner owned the Property, the legal description of which is attached to the claim for lien as Exhibit A.
2. On January 12, 2023, Claimant and Owner entered into a contract ("Contract") under which Claimant agreed to install an automatic fire protection sprinkler system at the Property in exchange for payment by Owner of the sum of \$23,435.00.
3. Subsequent to January 12, 2023, at the special insistence and request of Owner, Claimant furnished extra and additional materials and labor to the Property valued at \$300.00.
4. On or about April 15, 2023, Owner prevented Claimant from completing its work by failing to perform Owner's obligations under the Contract.
5. On April 25, 2023, Claimant substantially completed all work required to be done under the Contract that it was capable of performing in the face of Owner's failure to perform. The work performed by Claimant has altered, ornamented and repaired the Property and constitutes a valuable improvement to the Property. The value of the work that Claimant performed is \$12,589.00
6. Owner has paid \$1,339.00 towards the amount due under the Contract, leaving due, unpaid and owing to Claimant the sum of \$11,250.00. Owner has failed and refused to pay this amount to Claimant. Hence, pursuant to 770 ILCS 60/7, Claimant hereby claim a mechanics lien upon the Property in the amount of \$11,250.00, plus interest.

# UNOFFICIAL COPY

CYBOR FIRE PROTECTION COMPANY

By: David R. Baron  
David R. Baron  
Its: Vice President

STATE OF ILLINOIS )  
  )     ss  
COUNTY OF DUPAGE )

The affiant, David R. Baron, the Vice President of Cybor Fire Protection Company, being first sworn and placed under oath, deposes and states that Cybor Fire Protection Company is the Claimant in the foregoing Original Contractor's Claim for Lien (Private Construction), that he has read the claim for lien and knows the contents thereof, and that all statements contained in the claim for lien are true and correct.

CYBOR FIRE PROTECTION COMPANY

By: David R. Baron  
David R. Baron  
Its: Vice President

Subscribed and sworn to  
before me this 22<sup>nd</sup> day of  
August, 2023.

Tina L. Miller  
NOTARY PUBLIC



Prepared by and return to:

Seth D. Matus  
Matus Law Office, P.C.  
1717 N. Naper Boulevard, Suite 200  
Naperville, IL 60563  
(630) 470-6875

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## EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

LOTS 3 AND 4 IN BLOCK 2 IN JOHN F. EBEI WART'S SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PINS: 19-23-102-039-0000

Street Address: 3707 W. 63<sup>rd</sup> Street, Chicago, IL 60629

Property of Cook County Clerk's Office