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Doc#: 2324916033 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 11:43 AM Pg: 1 of 8

This instrument prepared and returned to:
BILLD EXCHANGE, LLC
3800 North Lamar Blvd Suite 210
Austin, Texas 78756
512-275-0796
W/O: 4407050

SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:
General Contractor
BLACKWOOD GROUP, LLC
1535 N Lawndale Ave
Chicago, Illinois 60651-2105

Owner
ACCESS HEALTH AND HOUSING LLC
333 S Wabash Ave Ste 2800
Chicago, Illinois 60604-4107

The following notice is given pursuant to the requirements of the Illinois Mechanics Lien Act.

You are hereby notified that Claimant, BILLD EXCHANGE, LLC of 3800 North Lamar Blvd Suite 210, Austin, Texas 78756, has been employed by BLACKWOOD GROUP, LLC, 1535 N Lawndale Ave, Chicago, Illinois 60651-2105, (the "Contractor") to furnish material and labor relating to door hardware, washer dryer hoods and related materials for and in said improvement under said Contractor's contract with ACCESS HEALTH AND HOUSING LLC, 333 S Wabash Ave Ste 2800, Chicago, Illinois 60604-4107 at the property commonly known as Access South Affordable Homes - 1002 S 6th Ave, 1002 S 6th Ave, Maywood, Illinois 60153 and more fully described as follows:

Parcel Id: 15-14-102-009-0000, 15-14-102-010-0000, 15-14-102-011-0000, 15-14-102-012-0000, 15-14-102-013-0000

Job Address: 1002 S 6th Ave, Maywood, Illinois 60153

Legal Description: (See attached document)

and the amount due the Claimant less all amounts paid to date is Two Hundred and

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Fifteen Thousand Seven Hundred and Seventy Four Dollars and Ninety Eight Cents (\$215,774.98).

The undersigned claims a lien thereof against your interest in the above described property and also against the money due from you to the Contractor. Pursuant to the Illinois Mechanics Lien Act the undersigned will file its subcontractor's claim for lien unless the aforesaid sum shall be paid within 10 days of this Notice.

To the extent permitted by law, all waivers of lien heretofore given by Claimant 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.

Dated August 18 2023

BILLD EXCHANGE, LLC
3800 North Lamar Blvd Suite 210
Austin, Texas 78756
512-275-0796

By: R. Aleman
Rachel Aleman, Claims Associate
W/O: 4407050

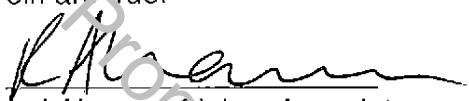
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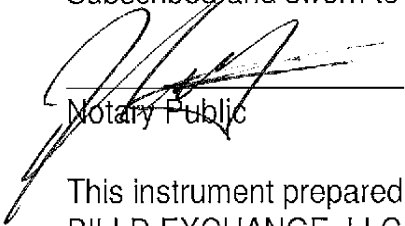
STATE OF TEXAS
COUNTY OF TRAVIS

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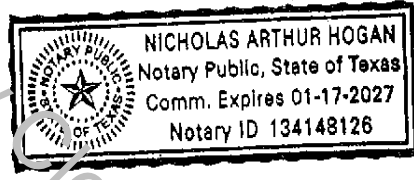
Rachel Aleman, being first duly sworn, on oath deposes as Claims Associate for BILLD EXCHANGE, LLC, the Claimant, has read the foregoing Notice of Intention to File Mechanics Lien and knows the contents thereof; and that all of the statements therein are true.

By: 
Rachel Aleman, Claims Associate
BILLD EXCHANGE, LLC
3800 North Lamar Blvd Suite 210
Austin, Texas 78756
512-275-0796

Subscribed and sworn to before me this 18 day of August, 2023


Notary Public

This instrument prepared and returned to:
BILLD EXCHANGE, LLC
3800 North Lamar Blvd Suite 210
Austin, Texas 78756
512-275-0796
W/O: 4407050



Property of Cook County Clerk's Office

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STATE OF ILLINOIS
COUNTY OF COOK

SUBCONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Rachel Aleman, Claims Associate of BILLD EXCHANGE, LLC, 3800 North Lamar Blvd Suite 210, Austin, Texas 78756 hereby files a claim for Mechanics Lien against BLACKWOOD GROUP, LLC, (hereinafter referred to as "Contractor") and ACCESS HEALTH AND HOUSING LLC (hereinafter referred to as "Owner"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

1. On May 13, 2023, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Legal Description: (See Attached Document)

Commonly known as **1002 S 6th Ave, Maywood, Illinois 60153** and having the following permanent index number **15-14-102-009-0000, 15-14-102-010-0000, 15-14-102-011-0000, 15-14-102-012-0000, 15-14-102-013-0000** and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about May 13, 2023, Owner, Owner's Tenant or one knowingly permitted by the Owner to do so entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of repairs, alterations and improvements to and for the benefit of the premises;

3. On or about May 13, 2023, Contractor made an agreement with lien claimant to furnish and supply labor, materials and equipment to door hardware, washer dryer hoods and related materials in the amount of \$215,774.98 (Two Hundred and Fifteen Thousand Seven Hundred and Seventy Four Dollars and Ninety Eight Cents) for said improvement;

4. At the special instance and request of Contractor, lien claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of \$0.00 Zero Dollars and Zero Cents;

5. On May 29, 2023, lien claimant substantially completed all work contracted to be done including labor, materials to the value of Two Hundred and Fifteen Thousand Seven Hundred and Seventy Four Dollars and Ninety Eight Cents (\$215,774.98) [except that from time to time thereafter lien claimant has, at the request of BLACKWOOD GROUP, LLC, returned to the premises to perform certain completion

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work, the last occasion being on or about May 29, 2023;

6. Owner, or the agent, architect or superintendent of Owner (cannot, upon reasonable diligence, be found in said County) (do not reside in said County);

7. On information and belief, the labor, materials, supplies, equipment and services for said work and in the improvement of the aforementioned premises performed and supplied by lien claimant was done with the knowledge and consent of the Owner of the beneficial interest in the above named Trust holding record title to the premises;

8. Contractor is entitled to credits on account leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$215,774.98 (Two Hundred and Fifteen Thousand Seven Hundred and Seventy Four Dollars and Ninety Eight Cents) for which, with interest, lien claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner;

9. Notice has been duly given to Owner, and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by The Mechanics Lien Act (Ill. Rev. Stat. ch. 82, ¶¶ 5 and 24 (1991); 770 ILCS 60/5 and 60/24 (1992).

BILLD EXCHANGE, LLC
3800 North Lamar Blvd Suite 210
Austin, Texas 78756
512-275-0796

Rachel Aleman, Claims Associate

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by Rachel Aleman, Claims Associate for BILLD EXCHANGE, LLC, who is personally known to me or who has produced _____ as identification, and who did/did not take an oath.

Notary Public, State of Texas

This instrument prepared and returned to:
BILLD EXCHANGE, LLC
3800 North Lamar Blvd Suite 210, Austin, Texas 78756
W/O: 4407050

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EXHIBIT A Legal Description

LOTS 16 THROUGH 20, BOTH INCLUSIVE, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY LYING WEST AND ADJOINING SAID LOTS, IN BLOCK 129 IN MAYWOOD, A SUBDIVISION IN SECTIONS 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

PINS: 15-14-102-009-0000, 15-14-102-010-0000, 15-14-102-011-0000, 15-14-102-012-0000, 15-14-102-013-0000 ✓

COMMONLY KNOWN AS: 1002-10 South 6th Avenue, Maywood, Illinois.

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STATE OF TEXAS
COUNTY OF TRAVIS

-----X
BILLD EXCHANGE, L.L.C.

and

ACCESS HEALTH AND HOUSING, L.L.C.
-----X

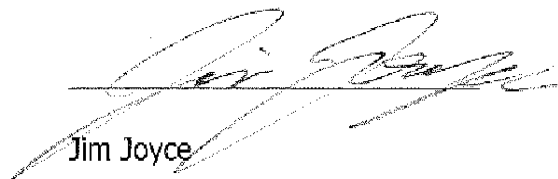
Case No. N/A

AFFIDAVIT OF NON - SERVICE

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

JIM JOYCE, being duly sworn, says that he is over the age of eighteen, is not a party to this action, is not a counsel for a party in this action, has no familial relationship to a party in this case and resides in the State of Illinois.

On August 30th, 2023 I non-served Access Health and Housing, L.L.C. in the above captioned action at 333 South Wabash Avenue, Suite 2800, Chicago, Illinois 60604 the Subcontractor's Notice Of Intention To File Claim For Mechanic's Lien, Affidavit and Subcontractor's Claim For Lien as the Registered Agent, John Kuhnen was not present at this location and personnel are working remotely. No contact was established with any other Officers, Principals nor Directors.


Jim Joyce

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