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Doc# 2325446007 Fee: \$65.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/11/2023 08:54 AM Pg: 1 of 5

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR LIEN

The claimant, Johns Plumbing, Inc., of Chicago, Illinois, hereby files claim for lien against Modern Development, Inc., contractor, Norridge, Illinois, Walsh Construction Group, LLC, contractor, Chicago, Illinois, and 328 Carpenter, LLC (hereinafter referred to as "owner"), of 318 N. Carpenter, Chicago, Illinois and states:

That on March 31, 2023, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN SUB BLOCK 13, IN CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 127.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 06 SECONDS WEST 120.55 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 127.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 120.50 FEET TO THE POINT OF BEGINNING, ALL IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-08-410-016-0000

Address of Premises: 318 N. Carpenter, Chicago, Illinois 60607

and Walsh Construction Group, LLC was owner's general contractor for the improvement thereof. Upon information and belief, Modern Development, Inc. was a subcontractor of Walsh Construction Group, LLC.

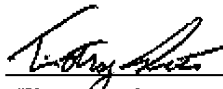
That on March 31, 2023, said subcontractor made a sub-subcontract with the claimant to install plumbing labor and materials in said improvement, and that on June 22, 2023, the claimant completed work thereunder in the amount of \$163,210.00.

That said contractor is entitled to credits on account thereof as follows: five thousand eight hundred fifty dollars (\$5,850.00) leaving due, unpaid and owing to the claimant, after allowing all

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credits, the sum of One Hundred Fifty Seven Thousand Three Hundred Sixty Dollars, (\$157,360.00), for which, with interest, 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 against said contractor and owner.

JOHNS PLUMBING, INC.

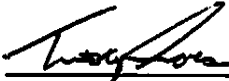
By: 
Timothy Gates, Project Manager

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The Affiant, Timothy Gates, being first duly sworn on oath, deposes and says that he is an Agent for the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

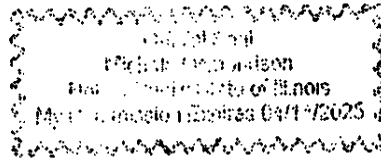


Timothy Gates

Subscribed and sworn to before me
this 6th day of September, 2023



Notary Public



This instrument was prepared by,
and after recording, return to:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 Higgins Road
Park Ridge, IL 60068
Phone: 847-698-9600
Email: jsmolka@robbinsdimonte.com

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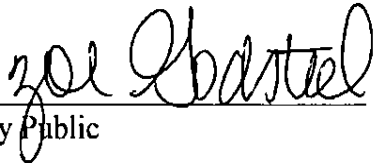
PROOF OF SERVICE

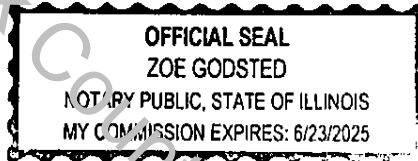
Meagan Russell, a non-attorney, being first duly sworn on oath, deposes and states that on the 6th day of September, 2023, she caused to be served the foregoing Subcontractor's Claim for Lien, by sending a copy thereof to the parties on the attached service list, all by certified mail, return receipt requested, restricted delivery.



Meagan E. Russell

Subscribed and sworn to before me
this 6th day of September, 2023.



Notary Public

This document prepared by and
after recording return to:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068
(847) 698-9600
jsmolka@robbinsdimonte.com

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SERVICE LIST

Contractor:

Modern Development, Inc.

r/a Kevin Oroke

4923 N Chester Ave

Norridge, Illinois 60706

Tracking No. 7022 2410 0002 1905 4007

Contractor:

Walsh Construction Group, LLC

r/a Peter Glimco

929 W Adams Street

Chicago, Illinois 60607

Tracking No. 7022 2410 0002 1905 3994

Owner:

328 N. Carpenter, LLC

r/a Taft Service Solutions Corp.

111 E. Wacker Drive

Suite 2800

Chicago, Illinois 60601

Tracking No. 7021 0350 0001 0348 0284

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