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Doc#: 2329813053 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/25/2023 02:14 PM Pg: 1 of 5

**This instrument was prepared by
and after recording should be
mailed to:**

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St. Ste. 3300
Chicago, Illinois 60602
(312) 578-0410

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE OF CLAIM FOR MECHANIC'S LIEN

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Berry Manor Owner, LP
c/o Universal Registered Agents, Inc.
524 S. 2nd Street, Ste. 505
Springfield, IL 62701

VIA CERTIFIED MAIL R/R

Burling Builders, Inc.
c/o Eileen Rhodes
2850 S. Michigan Ave.
Chicago, IL 60616

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Merchants Capital Corp.
c/o United Agent Group Inc.
350 S. Northwest Hwy, Ste. 300
Park Ridge, IL 60068

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Berry Manor Apartments, LP
c/o Universal Registered Agents, Inc.
524 S. 2nd Street, Ste. 505
Springfield, IL 62701

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

The NHP Foundation
c/o Universal Registered Agents, Inc.
524 S. 2nd Street, Ste. 505
Springfield, IL 62701

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Illinois Housing Development Authority
c/o Kristin Faust, Executive Director
111 E. Wacker Dr., Ste. 1000
Chicago, IL 60601

THE CLAIMANT, **Master Woodcraft Cabinetry, L.L.C.**, having its principal place of
business at 232 N. Marshall Industrial Ave., Marshall, TX 75670, claims a lien against the real

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estate, more fully described below, and against the interest of the following entities in the real estate:

Berry Manor Apartments, LP, owner, **Illinois Housing Development Authority**, mortgagee, **Berry Manor Owner, LP**, mortgagee, **The NHP Foundation**, mortgagee, **Merchants Capital Corp.**, mortgagee, **Burling Builders, Inc.**, contractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all relevant times, up and through the present, **Berry Manor Apartments, LP** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: Lots 12, 13 and 14 in Superior Court Partition Subdivision of the South East $\frac{1}{4}$ of the South East $\frac{1}{4}$ Section 22, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

PIN: 20-22-418-028-0000; 20-22-418-029-0000; and 20-22-418-061-0000

which property is commonly known as **Berry Manor Apartments**, 737 E. 69th Street, Chicago, IL 60637 (the "Premises").

2. That on information and belief, **Berry Manor Apartments, LP** contracted with **Burling Builders, Inc.** to act as the prime contractor for improvements to said premises.

3. Subsequent thereto, **Burling Builders, Inc.**, contracted with Claimant to furnish cabinets in furtherance of its contract with the owner.

4. The Claimant substantially furnished the materials requested on June 20, 2023, which entailed the delivery of said materials under its subcontract.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Forty-three Thousand Five Hundred Twenty-six and 65/100 Dollars (\$43,526.65)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum and interest under the contract. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and

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improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **Forty-three Thousand Five Hundred Twenty-six and 65/100 Dollars (\$43,526.65)** plus interest.

Master Woodcraft Cabinetry, L.L.C.,
a Texas limited liability company,

By: 
its attorney

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602

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AFFIDAVIT

STATE OF Ohio)
) SS
COUNTY OF Cuyahoga)

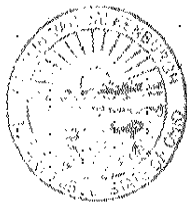
The Affiant Michael C Brown being first duly sworn, on oath deposes and states that he is an authorized representative of **Master Woodcraft Cabinetry, L.L.C.**, a Texas limited liability company, that he has read the above and foregoing subcontractor's notice of claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: [Signature]
Notary Public (position)

SIGNED AND SWORN to
before me this 10th day
of October 2023 by Michael C. Brown (Name of Affiant).

[Signature]
Notary Public

My commission expires: 2/16/27



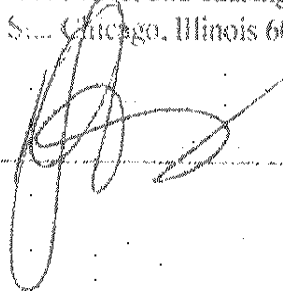
CATLIN VAN VALKENBURGH
NOTARY PUBLIC
STATE OF OHIO
My Comm. Exp.
February 16, 2027

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CERTIFICATE OF SERVICE

I, Kori M. Bazanos, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanic's Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, as set forth above, and causing it to be deposited in the United States mail depository located at 20 N. Clark St., Chicago, Illinois 60602, on this 10th day of October 2023 before 5:00 p.m.



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