

UNOFFICIAL COPY

Prepared by, recording requested by
and return to:

Name: John Phillip Festa
Company: Gregorio Stec, Klein &
Hosé
Address: Two N. LaSalle Street,
Suite 1650
City: Chicago
State: IL Zip: 60602
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Doc# 2330410026 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/31/2023 01:45 PM PG: 1 OF 4

-----Above this Line for Official Use Only-----

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: Cook County Recorder of Deeds

The undersigned lien claimant, **CHICAGO JOURNYMEN PLUMBERS' LOCAL 130, UA**, (herein referred to as "Claimant") of 1340 W. Washington Chicago, IL 60607, hereby files a claim for a mechanics lien against **MCHUGH CONCRETE CONSTRUCTION, INC.**, of Chicago, Illinois, (herein after referred to as "Contractor"), **TITAN MECHANICAL CORP.**, of Chicago, IL (herein after referred to as Sub-Contractor) and **LHK CHICAGO, LLC**, of Chicago, IL (herein referred to as "Owner").

That the real property known and described as follows is now owned by:

LHK Chicago, LLC
C T Corporation System
208 S. LaSalle St. Suite 814
Chicago, IL 60604

Legal Description:

LOTS 1, 2, 3, 4, AND 5 IN BLOCK 7 IN FORT DEARBORN ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PINs: 17-10-303-001-0000, 17-10-303-002-0000, 17-10-303-003-0000

Commonly know as:
225 N. Wabash Ave.

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City of Chicago, County of Cook, State of Illinois
Hereinafter referred to as "Subject Property"


That Owner entered into a contract with Contractor for the construction and/or improvement of the Subject Property. Contractor entered into a contract with Sub-Contractor for plumbing work to be completed on the Subject Premise. On or August 1, 2023 Sub- Contractor entered into a contract with Claimant to install and provide labor for plumbing work necessary and used for the construction and improvement of the Subject Premise. The total value of the improvements and labor provided by Claimant is **\$37,678.38** which is the fair, usual, and customary, and reasonable value of such improvements and labor. Claimant has furnished such labor to the extent required by contract, all of which were furnished and delivered to and used in and about the improvement of the premises and of the building and other improvements thereon. The work remains ongoing.

There is now justly due and owing to the Claimant for the furnishing, delivery, or performance of such labor aforesaid by Claimant the sum of **Thirty Seven Thousand Six Hundred Seventy-eight dollars and Thirty-eight cents (\$37,678.38)** which is still due and unpaid.

Claimant hereby claims a lien on the Subject Property and all improvements thereon in the amount of \$37,678.38.

Notice has been duly given to the Owner, and person otherwise interested in the above-described real estate, as to the status of the undersigned Claimant as provided by 770 ILCS 60/24.

Chicago Journeymen Plumbers' Local 130, UA


By: John Phillip Festa
Title: One of its Attorneys

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STATE OF ILLINOIS

COUNTY OF COOK

The affiant, John Phillip Festa, being first duly sworn, on oath deposes and says that he is the attorney for the Claimant; that he has read the foregoing Subcontractor's Notice and Claim for Lien and knows the contents thereof; and that all the statements therein contained are true and correct to the best of his knowledge, information and belief.



John Phillip Festa
John Phillip Festa

Katelynn Torres
Notary Public

Printed Name: Katelynn Torres

My Commission Expires:

October 12, 2026
(770 ILCS 60/35)

Property of Cook County Clerk's Office

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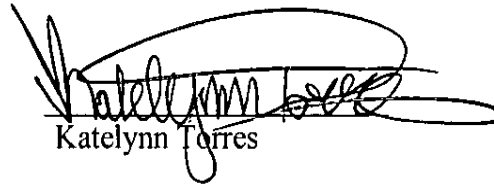
Proof of Service

I, Katelynn Torres, a non-attorney, duly sworn, on oath states that a copy of the attached Subcontractor's Claim for Mechanics Lien was served by placing the same in an envelope, properly addressed, by mailing by US mail certified, return receipt, requested, and depositing it in the mail on October 24, 2023 to the following parties:

Titan Mechanical Corp.
Ms. Nikki Hoyt - President
4354 N. Central Unit D
Chicago, IL 60634

McHugh Concrete Construction, Inc.
C T Corporation System
208 S. LaSalle St. Suite 814
Chicago, IL 60604

LHK Chicago, LLC
C T Corporation System
208 S. LaSalle St. Suite 814
Chicago, IL 60604


Katelynn Torres

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