

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#. 2330506157 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2023 11:46 AM Pg: 1 of 2

STATE OF ILLINOIS  
COUNTY OF COOK

The Edge Construction Company, Inc.,  
Claimant

VS

Neighborhood Little Italy, LLC;  
H. Madrigal Construction Inc.;  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendants

### NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$30,086.75**

THE CLAIMANT, The Edge Construction Company, Inc., 1540 Hecht Drive, Suite G, Bartlett, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against H. Madrigal Construction Inc., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 474 Uvedale Road, Riverside, Illinois, and against Neighborhood Little Italy, LLC, and all other(s) owning or claiming an interest in the following-described real property and states:

THAT, at all relevant times, Neighborhood Little Italy, LLC, and all other(s) owning or claiming an interest in the following-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

Lots 9, 10 and 11 in Thomas Stinson's Subdivision of Block 48 of Canal Trustees Subdivision in the west half of the southwest quarter of Section 17, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Numbers: 17-17-325-012-0000 17-17-325-036-0000

Property Address: 1431 West Taylor Street, Chicago, Illinois 60607

THAT, on January 31, 2023, Claimant entered into a subcontract with the said H. Madrigal Construction Inc. to perform carpentry and install metal framing and drywall for the afore-described real property of a value of and for the sum of **\$601,735.00**.

THAT Claimant provided no additional labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract.

THAT, on July 5, 2023, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

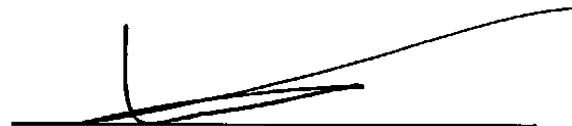
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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT Claimant has received **\$571,648.25** pursuant to the said subcontract.


THAT the said H. Madrigal Construction Inc. was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said H. Madrigal Construction Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT, after allowing all credit(s), there remains due, unpaid and owing to Claimant the balance of **\$30,086.75**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), or any of them, under the original contract.

  
William Haidl, Agent of Claimant


STATE OF ILLINOIS            )  
  )    SS  
COUNTY OF DUPAGE        )

THE AFFIANT, William Haidl, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

  
William Haidl, Agent of Claimant

Subscribed and sworn to before me this 30 day of October, 2023.



  
Notary Public

Mail To:

Stephen M. Goba  
Illinois Document Preparation Co.  
601 South Ahrens Avenue  
Lombard, Illinois 60148

Prepared By:

Stephen M. Goba  
Illinois Document Preparation Co.  
601 South Ahrens Avenue  
Lombard, Illinois 60148