

UNOFFICIAL COPY

Doc#: 2332041001 Fee: \$64.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/16/2023 07:09 AM Pg: 1 of 3

<p>This Instrument Prepared by: McFadden & Dillon, P.C. 120 S. LaSalle St. #1920 Chicago, IL 60603</p> <p>After Recording Return to: McFadden & Dillon, P.C. 120 S. LaSalle St. #1920 Chicago, IL 60603</p>	
(For Recorder's Use Only)	

CLAIM FOR LIEN

770 ILCS 60/1

SOUTH WEST INDUSTRIES INC., doing business as, Anderson Elevator Co., of 2801 S. 19th Ave, Broadview, County of Cook, State of Illinois ("**Claimant**") hereby files this claim for lien (the "**Claim for Lien**") under the Illinois Mechanics Lien Act against JJ LINIK, LLC, (the "**Owner**"), CAPITAL ONE, N.A., ("**Capital One**"), WILMINGTON TRUST, N.A., as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp, Multifamily Mortgage Pass-Through Certificates, Series 2021-SB89, ("**Wilmington Trust**"), Federal Home Loan Mortgage Corporation ("**FHLMC**"), (collectively, Capital One, Wilmington Trust, and FHLMC will be referred to herein as the "**Lender Lienholders**"), and any and all persons claiming to have an interest in the real estate legally described on Exhibit A attached hereto and incorporated herein, including all improvements (the "**Property**").

1. On April 27, 2021, the Claimant made a written contract with GM Properties, the authorized agent and property manager of the Owner to furnish all necessary labor, materials (including the preparation and delivery of said materials), services, tools, fixtures, apparatus, machinery, forms, form work, equipment, taxes, insurance, and supervision to furnish certain elevator modernization work for the improvement of the Property (the "**Contract**"), and on July 19, 2023, the Claimant completed thereunder all obligations required by said Contract to be done, including extras and additional work, to the value of \$138, 111.00.

UNOFFICIAL COPY

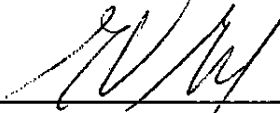
The Owner is entitled to credits on account thereof as follows: payments in the amount of \$102,377.25, leaving due, unpaid, and owing to the Claimant, after allowing all credits, the sum of \$35,733.75, for which, with interest, the Claimant claims a lien on the Property and on the moneys or other consideration due or to become due under the Contract, against the Owner and the Lender Lienholders.

Dated: October 20, 2023.

CLAIMANT:

SOUTH WEST INDUSTRIES, INC., d/b/a

Anderson Elevator Co.:

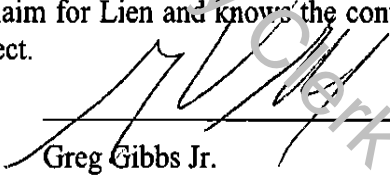
By: 

Name: Greg Gibbs Jr.

Title: Authorized Representative

Verification

The undersigned, Greg Gibbs Jr., being first duly sworn on oath, deposes and says that he is an authorized representative of SOUTH WEST INDUSTRIES, INC., d/b/a Anderson Elevator Co., and that he has read the foregoing Claim for Lien and knows the contents thereof, and that all the statements therein are true and correct.

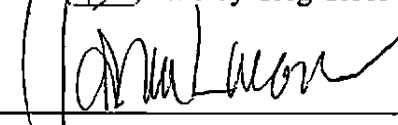

Greg Gibbs Jr.

STATE OF ILLINOIS

COUNTY OF COOK

Signed and sworn to (or affirmed) before me on

^{November} October 13, 2023 by Greg Gibbs Jr.:



Notary Public

NOTARY PUBLIC SEAL



UNOFFICIAL COPY

EXHIBIT A

LOTS 1 AND 2 IN BLOCK 3 ON TOUHY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF BLOCK 3 AND 4 IN ROGERS PARK IN THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Address: 7312 N. Wolcott Ave. and 7327 N. Rogers Avenue, Chicago, IL 60626

Real Estate Tax Parcel Numbers: 11-30-417-004-0000; 11-30-417-005-0000.

Property of Cook County Clerk's Office