



2333122023

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Doc# 2333122023 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/27/2023 02:51 PM PG: 1 OF 4

MECHANIC'S LIEN
CLAIM PURSUANT TO
ILLINOIS COMPILED
STATUTES CHAPTER 770
SEC. 60/0.01 ET. SEQ.

"Notice to Owners":

Do not pay the Contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
11819 MIAMI STREET, SUITE 100
OMAHA, NEBRASKA 68164

ROBERT F. DISTEFANO
C/O DAN P. LAGESSE
4526 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS 60640-5409

DAN P. LAGESSE
NANCY A. SWANSON-LAGESSE
4526 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS 60640-5409

PITCH CONCEPTS, LLC
2154 NORTH DAMEN AVENUE
CHICAGO, ILLINOIS 60647

PITCH CONCEPTS, LLC
500 NORTH MICHIGAN AVENUE, #600
CHICAGO, ILLINOIS 60611

The Claimant, G&S CONSTRUCTION, INC., an Illinois corporation, of the City of Naperville, State of Illinois, hereafter referred to as "Claimant", hereby files its Claim for Lien against the above Owners, Dan P. Legesse, Nancy A. Swanson-Lagesse and Robert F. DiStefano and Mortgage Electronic Registration Systems, Inc. as Assignee of Ally Bank, referred to as ("Lender") and Pitch Concepts, LLC, an Illinois limited liability company ("General Contractor") for the property located 1122 North Hoyne Avenue, in the City of Chicago, County of Cook, and State of Illinois, 60622 and states and avers on oath as follows:

1. That on or about November 7, 2023, the Owners of the following described property, land, and improvements ("the Property") in the City of Chicago, County of Cook and State of Illinois, to wit:

LOT 2 IN THE SUBDIVISION OF THE SOUTH PART OF BLOCK 2 IN

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SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-306-038-0000
Commonly known as: 1122 North Hoyne Avenue, Chicago, IL 60622

2. That on or about August 23, 2023, Claimant contracted with the Owners or the Owner's Duly Authorized Agent, for the provision of all labor and materials to complete the following work: Take down the parapet walls to roof level, removed the roof, remove the side walls to solid material, rebuilding of the side walls up to approximately 13 feet, construct new Parapet walls approximately 5 feet high, infilled windows on first, second, and third floors; also, at back/west wall: installed scaffolding up to the roof level, demolished back wall to foundation level, and rebuilt with reclaimed Chicago common brick and 8" CMU's, installed beam on second floor to set trusses on., made brick ledge on second floor to set floor trusses on, for an agreed price of **One Hundred Forty-One Thousand Four Hundred Forty-Five (\$141,445.00) DOLLARS**. On November 3, 2023, the last date on which Claimant provided such labor and material, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under contract and agreed extra work.

3. That the total amount contracted for was **One Hundred Forty-One Thousand Four Hundred Forty-Five (\$141,445.00) DOLLARS**. After receiving a payment of Seventy-Five Thousand (\$75,000.00) Dollars, there remains a balance due in the full amount of **SIXTY-SIX THOUSAND FOUR HUNDRED FORTY FIVE (\$66,445.00) DOLLARS** rightfully due and owed to Claimant, for which the Claimant claims a lien, with interest at a rate of ten (10%) percent from the last date of work, all pursuant to Illinois Statute, 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 Owners.

RESPECTFULLY SUBMITTED,

G&S CONSTRUCTION, INC.,
AN ILLINOIS CORPORATION

BY: 

GERARD MCELDUFF
PRESIDENT

Date: November 27, 2023

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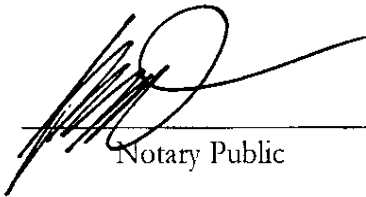
VERIFICATION

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The affiant, Gerard McElduff, President of G&S Construction, Inc., an Illinois corporation, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant and has personal knowledge of the contract and of the job described in this lien; that the affiant has read the foregoing Mechanic's Lien Claim and knows the contents thereof, and that all the statements therein contained are true.

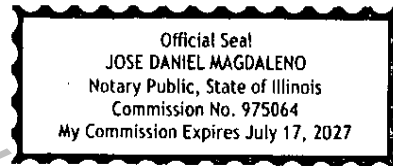

GERARD MCELDUFF

Subscribed and sworn to before me
this 27th day of November 2023.



Notary Public

SEAL



TIS INSTRUMENT PREPARED BY AND
SHOULD BE RETURNED BY MAIL TO:
Daniel G. Lauer & Assoc., PC
1424 W. Division St.
Chicago, IL 60642-3360

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PROOF OF SERVICE BY MAIL

I, Marcelo Elias, a non-attorney on oath, state that on this 27th day of November 2023 I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressees only, to:

MORTGAGE ELECTRONIC REGISTRATION INC.
11819 MIAMI STREET
OMAHA, NEBRASKA 68164

DAN P. LAGESSE
NANCY A. SWANSON-LAGESSE
4526 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS 60640-5409

Certified Mail# 7007 0710 0004 9627 0606 Certified Mail# 7007 0710 0004 9627 4895

ROBERT F. DISTEFANO
C/O DAN P. LAGESSE
4526 NORTH GREENVIEW AVENUE
CHICAGO, ILLINOIS 60640-5409

PITCH CONCEPTS, LLC
500 NORTH MICHIGAN AVENUE, #600
CHICAGO, ILLINOIS 60611

Certified Mail# 7007 0710 0004 9627 4901 Certified Mail# 7007 0710 0004 9627 0712

PITCH CONCEPTS, LLC
2154 NORTH DAMEN AVENUE
CHICAGO, ILLINOIS 60647


Certified Mail# 7007 0710 0004 9627 0729

postage prepaid, by depositing same in the U.S. Mailbox before the hour of 5:00 p.m.



Marcelo Elias

Subscribed and sworn to before me
this 27th day of November 2023.



Notary Public

