## **UNOFFICIAL COPY**

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS

COUNTY OF COOK

Doc#. 2336341122 Fee: \$64.00

Karen A. Yarbrough Cook County Clerk

Date: 12/29/2023 12:26 PM Pg: 1 of 2

Final Touch Decorating Inc., Claimant

**VS** 

Kristopher C. Drankiewicz
Liliana Macias
BREP 821 Webster Tax LLC
Formed Space LLC
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 \$27,450.00

THE CLAIMANT, Final Touch Decorating Inc., 4744 West Lake Street, Chicago, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Formed Space LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 4256 North Ravenswood Avenue, #111, Chicago, Illinois, and against Kristopher C. Drankiewicz and Liliana Macias and BREP 821 Webster Tax LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times until July 6, 2023, Kristopher C Drankiewicz and Liliana Macias and all other(s) thenowing or then-claiming an interest in the hereinafter-described real property, or any of them, were the owners of the following-described real property.

THAT, at all relevant times from and after July 6, 2023, BREP 821 Webster Tax LLC and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

Lot 45 in Block 1 in Cushman's Resubdivision of the north half of Block 4 of Sneffield's Addition to Chicago in Section 32, Township 40 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Parcel Number: 14-32-220-002-0000

Property Address: 821 West Webster Avenue, Chicago, Illinois 60614

THAT, on January 9, 2023, Claimant entered into a subcontract with the said Formed Space LLC to perform interior and exterior painting for the afore-described real property of a value of and for the sum of \$28,200.00.

THAT, at the subsequent request of the said Formed Space LLC, and further pursuant to the said subcontract, Claimant performed additional painting for the afore-described real property of a value of and for the sum of \$13,500.00.

THAT, on November 10, 2023, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

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THAT Claimant has received \$14,250.00 pursuant to the said subcontract.

THAT the said Formed Space LLC was authorized or knowingly permitted by the owner(s) and/or then-owners of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Formed Space LLC's contract with the said owner(s) and/or then-owners, or one(s) authorized or knowingly permitted by the said owner(s) and/or then-owners to enter into such a contract, to improve the afore-described real property.

**\$27,450.00**, 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 prior owners, or its (their) agent(s), under the original contract.

Maria Monica Arellano, Agent of Claimant

STATE OF ILLINOIS )

SS

COUNTY OF COOK )

THE AFFIANT, Maria Monica Arellano, being first duly sworn, on oath deposes and says that she is an agent of Claimant, that she has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and not all statements therein contained are true.

Maria Monica Arellano, Agent of Claimant

Subscribed and sworn to before me this 19 day of December, 2023.

STEPHEN M GOBA Official Seal Notary Public - State of Illinois My Commission Expires Jun 2, 2026

Notary Public

Mail To:

Maria Monica Arellano Final Touch Decorating Inc. 4744 West Lake Street Chicago, Illinois 60644 Prepared By:

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