

**SUBCONTRACTOR'S  
CLAIM FOR MECHANIC'S LIEN**



STATE OF ILLINOIS )  
COUNTY OF COOK )

Doc# 2400422015 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2024 12:58 PM PG: 1 OF 3

The Lien Claimant and subcontractor, 1<sup>st</sup> Impression Painting and Remodeling, Inc., an Illinois Corporation, of 10800 Fletcher Ave., Melrose Park, Illinois 60164 (hereinafter "Claimant" or "Lien Claimant") hereby files a claim for mechanic's lien against

Broadmoor LLC, d/b/a Broadmoor II, LLC ("Owner") 3F Construction LLC ("General Contractor"), RFLF 7, LLC ("Lender"); and all other persons, lien claimants, non-record claimants, or unknown owners/occupants having or claiming an interest in the below described real estate, and states as follows:

1. That on or about May 31, 2023, the Owner, Broadmoor LLC a/k/a Broadmoor II, LLC, a Delaware limited liability company, had an interest in the following described real estate in the City of Chicago, County of Cook, State of Illinois to wit:

Common Address: 4725 N. Western Ave., Chicago, IL 60625  
Permanent Real Estate Numbers: 14-18-100-006-0000; 14-18-100-029-0000; 14-18-100-028-0000

Legal Description:

LOTS 109 TO 115, BOTH INCLUSIVE, AND THE NORTH 9.0 FEET OF LOT 108 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LING 50.0 FEET EAST OF THE WEST LINE OF SECTION 18) IN P.J. SEXTON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST QUART OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. That on or about May 31, 2023 the Lien Claimant, 1<sup>st</sup> Impression Painting and Remodeling, Inc. was hired and entered into an contract with 3F Construction LLC, as General Contractor, to complete certain work on behalf of the Owner, Broadmoor LLC d/b/a Broadmoor II, LLC, for the project located at 4725 N. Western Ave., Chicago, Illinois 60625 (the "Project") consisting of patching and painting of interior units, patching, painting, priming of lobby, hallways and common areas for the original sum of \$26,806.50.

3. That on or about August 29, 2023 the General Contractor requested certain additional work to be completed by Lien Claimant, consisting of painting the hallways and common area, priming, painting and paint touch ups in units 1 through 11 for the Project for an additional sum of \$11,768.65.

4. That on or about September 27, 2023, the General Contractor requested certain additional work to be completed by Lien Claimant, consisting of wall covering installation at lobby and second floor for the Project for an additional sum of \$1,600.00.

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5. That on or about October 6, 2023, the General Contractor requested certain additional work to be completed by Lien Claimant, consisting of painting the bathrooms, touch up of hallways, prime and paint brick wall and drywall repair for an additional sum of \$1,340.00
6. On or about October 6, 2023, the Lien Claimant, 1<sup>st</sup> Impression Painting & Remodeling, Inc., substantially completed all work under its contract and the additional work at the above described real estate. In total, the Lien Claimant completed work totaling \$41,515.15.
7. After all payments, the unpaid balance due claimant for the work completed by the Lien Claimant is \$16,048.97
8. All materials, delivered and work performed by the Lien Claimant, 1<sup>st</sup> Impression Painting & Remodeling, Inc., was done with the knowledge and consent of the Owner and were accepted by Owner, were incorporated into the Project and constituted permanent and valuable improvements to the property.
9. The Lien Claimant has made several demands for payment, which General Contractor and Owner have failed to pay without just cause or right.
10. The Lien Claimant, 1<sup>st</sup> Impression Painting & Remodeling, Inc., claims a mechanic's lien therefore against the above-described property, against your interest therein, and against any money due from you to said lien claimant in the amount of 16,048.97 plus all statutory interest, fees and costs allowable under the law.

Dated: January 3, 2024

1<sup>st</sup> Impression Painting and Remodeling, Inc.

By: \_\_\_\_\_

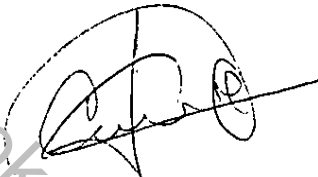
Juan Gonzalez, President

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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF DUPAGE                 )

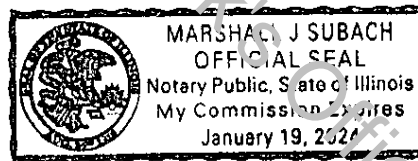
SS

The affiant, Juan Gonzalez, as President of 1<sup>st</sup> Impression Painting & Remodeling, Inc., being first duly sworn on oath, deposes and says that it is the Lien Claimant, that he has read the foregoing Notice of Mechanic's Lien Claim and knows the contents thereof and that all statements therein contained are true, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

  
 By: \_\_\_\_\_  
           Juan Gonzalez, President

Subscribed and Sworn to before me  
 this 3 day of JANUARY, 2024

  
 \_\_\_\_\_  
 NOTARY PUBLIC



Prepared By:  
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