

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 2400506580 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/05/2024 04:14 PM Pg: 1 of 2

STATE OF ILLINOIS

COUNTY OF COOK

Estructuras, 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 **\$20,610.00**

THE CLAIMANT, Estructuras, Inc., Post Office Box 707, Forest Park, 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) then-owning 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 Sheffield'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 November 9, 2021, Claimant entered into a subcontract with the said Formed Space LLC to install structural steel and stairs for the afore-described real property of a value of and for the sum of **\$77,010.00**.

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

THAT, on November 20, 2023, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

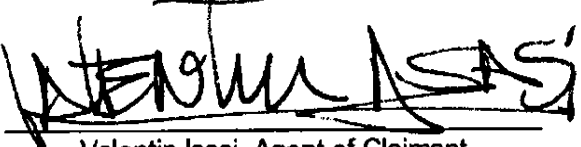
# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT Claimant has received **\$56,400.00** 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.

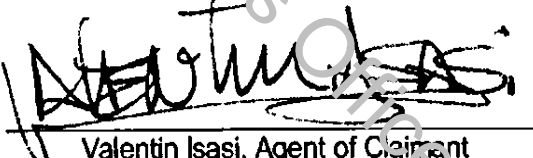
THAT, after allowing all credit(s), there remains due, unpaid and owing to Claimant the balance of **\$20,610.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims 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.



Valentin Isasi, Agent of Claimant


STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

THE AFFIANT, Valentin Isasi, 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.



Valentin Isasi, Agent of Claimant

Subscribed and sworn to before me this 22<sup>ND</sup> day of DECEMBER 2023

Notary Public

Mail To:  
 Valentin Isasi  
 Estructuras, Inc.  
 Post Office Box 707  
 Forest Park, Illinois 60130

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