

# UNOFFICIAL COPY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 2402541222 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2024 03:49 PM Pg: 1 of 2

STATE OF ILLINOIS  
COUNTY OF COOK

Miller Concrete Construction, Inc.,  
Claimant

VS

203 S. Marion Owner LLC;  
Focus Construction, 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 **\$52,913.90**

THE CLAIMANT, Miller Concrete Construction, Inc., 0S271 Town Road, West Chicago, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Focus Construction, LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 100 South Wacker Drive, Suite 2100, Chicago, Illinois, and against 203 S. Marion Owner LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, 203 S. Marion Owner 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:

Lots 1, 4, 5 and 8 in Block 4 in Scoville's and Niles' Addition to Oak Park, being a subdivision of the west 40 acres of the southwest quarter of Section 7, Township 39 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number:           16-07-308-008-0000           16-07-308-009-0000  
  16-07-308-010-0000           16-07-308-011-0000

Property Address:                       203 South Marion Street, Oak Park, Illinois 60302

THAT, on January 7, 2022, Claimant entered into a subcontract with the said Focus Construction, LLC, to perform concrete construction for the afore-described real property of a value of and for the sum of **\$890,000.00**.

THAT, at the subsequent request of the said Focus Construction, LLC, and further pursuant to the said subcontract, Claimant performed additional concrete construction for the afore-described real property of a value of and for the sum of **\$172,648.00**.

THAT, on August 24, 2023, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

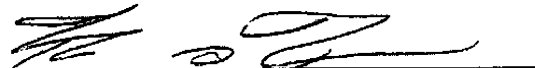
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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

THAT Claimant has received **\$889,185.10** pursuant to the said subcontract and has issued credit in the amount of **\$120,549.00** against the subcontract price.


THAT the said Focus Construction, LLC, was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Focus Construction, LLC's contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) 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 **\$52,913.90**, 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 its (their) agent(s), under the original contract.

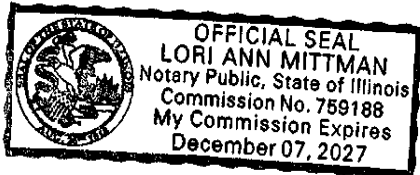
  
Richard A. Parker, Jr., Agent of Claimant


STATE OF ILLINOIS            )  
  )        SS  
COUNTY OF DUPAGE        )

THE AFFIANT, Richard A. Parker, Jr., 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.

  
Richard A. Parker, Jr., Agent of Claimant

Subscribed and sworn to before me this 16<sup>th</sup> day of January, 2024.



  
Notary Public

Mail To:  
Richard A. Parker, Jr.  
Miller Concrete Construction, Inc.  
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West Chicago, Illinois 60185

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