



Contractor's Lien for Lien on Private Property

Treewright Construction Services, LLC
v.
Daniel Carnet

Doc# 2409610002 Fee \$45.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/5/2024 9:53 AM
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Space reserved for recorder

CONTRACTOR'S NOTICE OF CLAIM FOR MECHANIC'S LIEN

The Claimant, Treewright Construction Services, LLC of 1720 Garfield Avenue in Aurora, IL 60506 hereby gives a Claim for Lien on Private Property and claims a lien against Daniel Carnet ("Owner") of the property located at 1726 W. Catalpa Avenue in Chicago, IL 60640 ("Property") and any unknown owners and any other persons claiming an interest in the Property.

Owner is the owner of the Property legally described as:

THE WEST 15 FEET OF LOT 15 AND THE EAST 15 FEET OF LOT 16 IN BLOCK 3 IN EDGEWATER HEIGHTS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-07-204-023-0000

ADDRESS: 1726 W. Catalpa Avenue in Chicago, IL 60640

On or about January 17th, 2022, Daniel Carnet hired Claimant to provide and furnish all labor materials and equipment for: Scope of work per Permit #100971024: "SPR 2019 CBC INTERIOR ALTERATIONS INCLUDING NEW KITCHENS, BATHS, INDIVIDUAL HEATING & AIR CONDITIONING, PLUMBING & ELECTRICAL SYSTEMS IN AN EXISTING R2 CLASSIFIED BUILDING WITH TWO EXISTING DWELLING UNITS AND A REQUEST FOR AN ADU AT THE PARTIAL BASEMENT LEVEL". Complete rehab of three units, including demo, framing, electrical, plumbing, hvac, insulation, drywall, flooring, finish carpentry, countertops, tile, hardware, appliances, paint, windows, & porch repairs.

Said improvements were made with the knowing permission of the Owner and Claimant's last date of work on the Property was completed on December 11th, 2023. After all just credits and set offs, there is a balance due and owing to Claimant of \$86,180.01 for which, with interest, Claimant claims a lien on said land and improvements against Owner.

Treewright Construction Services, LLC

By: Judson Christensen

Its: Duly Authorized Signatory

Sworn before me this 18th day of January 2024.

Notary

Prepared by and Mail to:
Robson & Lopez, LLC
121 S. Western Unit 1
Chicago, IL 60612
312-523-2042
robson@robsonlopez.com

