

# UNOFFICIAL COPY

## CONTRACTOR'S MECHANIC'S LIEN-- NOTICE AND CLAIM (770 ILCS 60/7 et. al.)

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



Doc# 2410600003 Fee \$45.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/15/2024 9:59 AM  
PAGE: 1 OF 4

**BRIDGES EXCAVATING, INC.,**  
**CLAIMANT**  
v.

**ENVIRONMENTAL PROTECTION INDUSTRIES**  
**16650 South canal Street**  
**South Holland, Ill. 6047**

**312 PROPERTIES/GRAND BOULEVARD TERRACES, LLC**  
**Raphael Lowenstein**  
**1912 South State Street**  
**Chicago, Il. 60616**

### NOTICE CLAIM AND MECHANIC'S LIEN

**Re: Contractor: Bridges Excavating, Inc.**  
**Project Name: Former Helen J. McCorkle Elementary School**  
**Project Address: 4421 South State Street, Chicago, Ill.**

My office represents BRIDGES EXCAVATING, INC., the Claimant, The Claimant, BRIDGES EXCAVATING, INC, of the City of Oak Forest, County of Cook, state of Illinois hereby files its claim for Lien against 312 PROPERTIES/GRAND BOULEVARD TERRACES, LLC located at and in 1912 South State Street, Chicago, Cook County, Illinois 60616 as owner and ENVIRONMENTAL PROTECTION INDUSTRIES, located at and in 16650 South Canal Street, South Holland, Cook County, Illinois 60473 as general contractor or other interested party, and any and all other unknown and non-record claimants and any other persons claiming an interest in the real estate, Contract or Project described herein. Pursuant to the Illinois Mechanic's Lien Act, [770 ILCS 60/2 et. seq.] the Claimant hereby gives you notice of the following:

1. On or about June 24, 2021, the Owner 312 PROPERTIES/GRAND BOULEVARD TERRACES, LLC owned an interest in a certain real estate located within the jurisdictional limits of Cook County, city of Chicago, Illinois and commonly known as 4421 South State Street, Chicago, Cook County, Illinois (the "Project" or "Premises") legally described on the attached Exhibit "A"

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2. On or about June 24, 2021, the Contractor made a contract with the Owner, 312 PROPERTIES/GRAND BOULEVARD TERRACES, LLC , who is and was the Owner for improvement to the Premises and Project thereof, to furnish **all labor and materials necessary to complete demolition, excavation, and sealing sewer facilities** ll within the legal jurisdiction limits of the City of Chicago, Cook County, Illinois (the "Contract") for the sum of **\$258,900.00** plus extras. To date the labor, materials and have been provided to the value of the Premises in the amount of **\$51,810.09**. The last date on which labor and materials were provided was March 8, 2024.

That said owner is entitled to credits on account as follows: **\$207,089.91**, leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$51,810.09** for which, with interest, claimant claims a lien on said land and improvements.

3. The total amount due to the Claimant is not less than **FIFTY-ONE THOUSAND EIGHT HUNDRED TEN AND 09/100 DOLLARS (\$51,810.09)**, for which interest the Claimant claims a lien on said land, Contract and Project, beneficial interest, if any, and improvements, and on the moneys or other considerations due or to become due to the Owner in and for the Project—plus interest at the rate specified under the Illinois Mechanic's Lien Act.

4. To the extent permitted by law, all waivers of lien heretofore given by claimant if any in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part but not all of the amounts claimed due hereunder shall not operate to invalidate this notice.

**BRIDGES EXCAVATING, INC.**

by:  \_\_\_\_\_  
John Bridges, President

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## LEGAL DESCRIPTION

Order No.: 24001960TRA

For APN/Parcel ID(s): 20-03-306-001, 20-03-306-002, 20-03-306-016, 20-03-306-045,  
20-03-306-046, 20-03-306-047, 20-03-306-049, 20-03-306-050, 20-03-306-051  
and 20-03-306-052

**PARCEL 1:**

PARCEL 1A: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 658.28 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, BEING THE CENTER OF STATE STREET; THENCE EAST ALONG THE CENTER OF A STREET 220 FEET; THENCE SOUTH 129.08 FEET; THENCE WEST 220 FEET; THENCE NORTH ALONG THE CENTER OF STATE STREET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 48.40 FEET AND THOSE PORTIONS THEREOF TAKEN FOR STATE AND 44TH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 1B: LOTS 6 AND 7 (EXCEPT THE EAST 72 FEET THEREOF) IN BLOCK 2 IN HOXIE'S SUBDIVISION OF THE SOUTH 263.18 FEET OF THE NORTH 1250.54 FEET OF THE WEST 886.24 FEET OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1C: LOTS 8 AND THE SOUTH 10 FEET OF LOT 9 (EXCEPT THE EAST 72 FEET THEREOF) IN BLOCK 2 IN HOXIE'S SUBDIVISION OF THE SOUTH 263.18 FEET OF THE NORTH 1250.54 FEET OF THE WEST 886.24 FEET OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

PARCEL 2A: LOTS 25 AND 26 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2B: LOTS 1 TO 8 IN THE SUBDIVISION OF THE WEST 400 FEET OF THE SOUTH 100 FEET OF THE NORTH 987.36 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH-SOUTH VACATED ALLEY LYING EAST AND ADJOINING LOTS 1 TO 4 AND LYING WEST AND ADJOINING LOTS 5 TO 8, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2C: LOTS 1 AND 2 (EXCEPT THE SOUTH 10 FEET OF SAID LOT 2) AND LOT 9 (EXCEPT THE SOUTH 10 FEET THEREOF) AND ALL OF LOT 10 IN BLOCK 2 IN HOXIE'S SUBDIVISION OF THE SOUTH 263.18 FEET OF THE NORTH 1250.54 FEET OF THE WEST 886.24 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH-SOUTH VACATED ALLEY LYING EAST AND ADJOINING LOT 10 AND LOT 9 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LYING WEST AND ADJOINING LOT 1 AND LOT 2 (EXCEPT THE SOUTH 10 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**


LOT 23 (EXCEPT PART TAKEN FOR ALLEY) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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State of Illinois )  
                          )     SS  
County of Cook    )

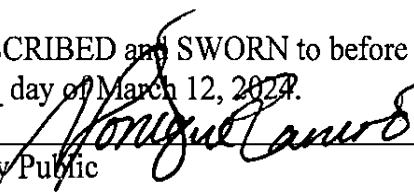
### CERTIFICATION

The Affiant John Bridges, being first sworn under oath deposes and states that he is an agent of **BRIDGES EXCAVATING, INC.** (Claimant); and that the Affiant has read the foregoing Notice and Claim for Lien and know the contents thereof; and that the statements contained therein are true to the best of Affiant's knowledge.

By:  John Bridges

SUBSCRIBED and SWORN to before me this  
\_\_\_\_\_ day of March 12, 2024.

Notary Public





Prepared by: Herman J. Marino, Esq.  
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