



Doc# 2410910028 Fee \$45.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/18/2024 12:44 PM
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FOR RECORDER'S USE ONLY

CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

The Claimant, **Signature Water and Fire Restoration N.B. LLC d/b/a Signature Water and Fire Restoration LLC** ("Contractor"), which has an office at 624 Anthony Trail, Northbrook, Illinois 60062, hereby files its Contractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and on all funds and insurance proceeds held in connection with the improvements constructed on the Real Estate and against **Amal Cardona and Alberto Cardona** whose address is 2700 North Harding Avenue, Chicago, IL 60647 ("Owner"), and against **PNC Mortgage, a division of PNC Bank, National Association** ("Mortgagee 1), 515 N. Hicks Rd, Palatine, IL 60067 and **TIAA-CREF Trust Company, FSB**, PO Box 1259, Charlotte, North Carolina, 28201 (Mortgagee 2) against the interest of any person or entity claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

[PLEASE SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION]

Which property is commonly known as 2700 North Harding Avenue Chicago, Illinois. The Property Index Numbers are: 13-26-300-025-0000

2. On December 16, 2023, said Owner contracted with Contractor for certain improvements to said Real Estate to perform various smoke and water mitigation and repair on the Real Estate in return for payment.

3. On or about December 21, 2023, the Claimant substantially completed all work required to be performed under its contract, which entailed the delivery of said materials and services, for which the total amount of Thirty-Nine Thousand Two Hundred Thirty-Eight Dollars and Forty-Nine Cents (\$39,238.49) remains unpaid.

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4. As of this date, there is, unpaid and owing to the Claimant, the amount of Thirty-Nine Thousand Two Hundred Thirty-Eight Dollars and Forty-Nine Cents (\$39,238.49), after allowing all credits, the sum of which principal amount bears interest at the statutory rate. Claimant claims a mechanic's lien on said Real Estate and improvements and on the monies, insurance proceeds or other consideration due or to become due the Owner under said contract, and others claiming an interest in said property.

Dated: April 9, 2024

SIGNATURE WATER AND FIRE
RESTORATION NB LLC d/b/a SIGNATURE
WATER AND FIRE RESTORATION LLC

By: _____



Mike Khan-Manager

This document was prepared by and
after recording should be mailed to:

Bradley M. Arnold
Kolb Clare & Arnold PSC
1110 W. Lake Cook Road, Suite 150
Buffalo Grove, IL 60089

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VERIFICATION

STATE OF ILLINOIS)
)
COUNTY OF ~~COOK~~ *Lake*)

Mike Khan, being first duly sworn on oath, deposes and states that he is authorized to make this Verification, that he has read the foregoing Contractor's Claim for Mechanic's Lien thereto, knows the contents thereof, and that they are true and correct to the best of his knowledge, information and belief.

[Signature]

Mike Khan-Manager

SUBSCRIBED and SWORN to
Before me this 15 day of
April, 24

[Signature]

Notary Public



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EXHIBIT A

LEGAL DESCRIPTION:

All that certain parcel of land situated in the County of Cook, State of Illinois, being more particularly described as follows: Lot 14 in F.S. Kunkel and Company's Resubdivision of Lots 28 to 44 both inclusive, in Block 2, in Pennock, in West 1/2 of the Southwest 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, as per plat recorded in the Recorder's Office of Cook County, Illinois, November 7, 1883 as Document Number 506320, in Book 18 of Plats, Page 62 and reinstated by Case No. 73011, Circuit Court of Cook County, Illinois, Reinstating the Original Plat of Pennock as to the West 1/2 of the Southwest 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-26-300-025-0000

Commonly referred to as 2700 N. Harding Ave. Chicago, IL