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Prepared by, recording requested and return to:

Doc#. 2412024385 Fee: \$64.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 4/29/2024 12:05 PM Pg: 1 of 3

Jennifer K. Schwendener Petrarca, Gleason, Boyle & Izzo, LLC 5121 Main Street, Suite 3 Downers Grove, IL 60515

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

STATE OF ILLINOIS		CC
COUNTY OF COOK	OF COOK	55

The undersigned, Glass Design, Inc. ("Claimant"), of 9444 Kelvin Lane, in Schiller Park, IL 60176 hereby claims a mechacics lien pursuant to the Mechanics Lien Act of the State of Illinois against Chicago Title Land Trust Company, as Trustee Under the Provision of a Trust Agreement dated January 30, 2023 and known as Trust Number 8002390902 (the "Owner") regarding the property commonly known as 1755 N. Wilmot Ave, in Chicago, Illinois 60647, and states as follows:

1. Owner owns title to that certain property in the County of Cook, State of Illinois (the "Property"), to wit:

1755 N. Wilmot Ave in Chicago, Illinois 60647

#### SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 1755 N. Wilmot Ave in Chicago, Illinois 60647. Property Identification Number: 14-31-321-013-000, 14-31-321-014-000, 14-31-321-015-000.

- 2. On or about January 30, 2024, Claimant and Owner entered into an Agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") and for the benefit of Owner in the amount of \$30,000.00. After credits and payments, the following amount remains due from the Owner: \$30,000.00.
- 3. On or about January 31, 2024, Claimant completed all of the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.

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- 4. All of the labor and materials furnished and delivered to Owner for the Property were furnished to and used in connection with the improvement of the Property and the last of such labor and materials was furnished and delivered and the work contemplated under the Contract was completed on January 31, 2024.
- 5. There is now justly due and owing to Claimant after allowing to the Owner all credits, deductions and offsets the sum of \$30,000.00, plus interest at the rate specified in the Illinois Mechanics Lien Act.
- 6. Claimant now claims a lien on the above-described Property, and on all of the improvements therein provided, against Owner and all persons interested therein for \$30,000.00, plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

Glass Design, Inc.

| Py: \_\_/s/ Jennifer K. Schwendener | Jennifer K. Schwendener, | an authorized agent of Glass Design, Inc. |
| STATE OF ILLINOIS | SS. | SS. | COUNTY OF COOK |

The Affiant, Jennifer K. Schwendener, auth rized agent of Glass Design, Inc., being first duly sworn on oath deposes and says she is a duly authorized agent for Claimant, that the Affiant has read the foregoing Claim for Lien and knows the contents thereof; and that the statements contained therein are true to the best of Affiant's knowledge.

Glass Design, Inc.

By: /s/ Jennifer K. Schwendener

Jennifer K. Schwendener,
an authorized agent of Glass Design, Inc.

Subscribed and Sworn to Before me this 29th day of April, 2024.

"OFFICIAL SEAL"

MELISSA R SCHMEHL

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/25/2025

My commission expires: 6 25 25

Notary Public

Print Name

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### **LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS TO WIT:

LOT 15, 16, AND 17 IN BLOCK 4 IN BRADWELL'S ADDITION, BEING A SUBDIVISION OF THE 17 ACRES IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

