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NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 2412302195 Fee: \$64.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/2/2024 1:23 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IN THE OFFICE OF)
THE RECORDER OF DEEDS)
OF COOK COUNTY)
)
TIME INSULATION CO. INC.)
)
Claimant,)
)
)
)
)
LUXE SUITES CHICAGO LLC)
CORPORATE PLUMBING INC.)
STRUCTURES CONSTRUCTION LLC)
Unknown Owners and Non-Record)
Lien Claimants.)
Defendants.)

NOTICE TO OWNER:

Do not pay the Contractor for this work or materials unless you have received from the Contractor a waiver of lien by or other satisfactory evidence of payment to, the Subcontractor or Materialman making this claim for Mechanics Lien.

NOTICE & CLAIM FOR LIEN IN THE AMOUNT OF \$100,019.00

The claimant, TIME INSULATION COMPANY INC., doing business located at 5483 N. Northwest Highway, Chicago, Illinois 60630, being an insulation subcontractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against LUXE SUITES CHICAGO LLC, (hereinafter "Owner"), located at 188 N. Wells Street, Suite 300, Chicago, IL 60606, STRUCTURES CONSTRUCTION LLC, (hereinafter "General Contractor") located at 2300 W. Diversey Street, Chicago, IL 60647, CORPORATE PLUMBING

Prepared by & Return to:
Peter Swan
798 Bob-O-Link Road
Highland Park, IL 60035
Telephone: 847 254-6909
Email: peter@peterswan-law.com

P.I.N. #:17-17-215-020-0000
17-17-215-009-0000

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INC., (hereinafter "Subcontractor"), located at 851 N. Old Rand Road, #108, Wauconda, IL 60084, and Old National Bank, (hereinafter "Lender"), located at 725 Waukegan Road, Deerfield, IL 60015. Said Owner is the legal title holder of the property commonly known as 812 West Adams Street, Chicago, Illinois, (the "Property")

That on or about December 19, 2023, said Owner was the Owner of record of the following described land in the County of Cook, State of Illinois, to wit:

Lots 7, 8 and 9 in Block 10 in Duncan's addition to Chicago, in the East 1/2 of the Northeast 1/4 of Section 17 Township 39 North, Range 14 East the Third Principal Meridian in Cook County, Illinois

That on or about December 19, 2023, Time Insulation Company Inc., ("Claimant"), entered into a verbal contract with Subcontractor, who was a plumbing subcontractor to the General Contractor, to provide piping insulation construction labor and/or materials for improvement to the aforesaid property, and that on April 25, 2024 the Claimant last performed construction work under said contract.

That said Corporate Plumbing is entitled to \$75,000 in credits on account leaving due and owing the Claimant the sum of \$100,019.00 for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), costs and reasonable attorney's fees (as provided for by 770 ILCS 60/17), the Claimant claims a mechanics' lien on said land and improvements.

TIME INSULATION COMPANY INC.

By: Peter G. Swan

Its Attorney

Peter G. Swan
798 Bob-O-Link Road
Highland Park, Illinois 60035
Telephone: (847) 254-6909
Email: peter@peterswan-law.com

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

VERIFICATION

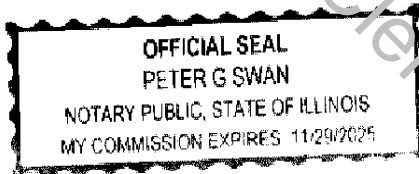
The Affiant, George Dicks, being first duly sworn on oath, deposes and says that he is an authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of her information and belief.

 George Dicks



Subscribed and sworn to
 before me this 29 day
 of April 2024.

 Notary Public



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PROOF OF SERVICE BY MAIL

I, Peter Swan on oath, state that on this 27th day of April 2024, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

LUXE SUITES CHICAGO LLC
188 N. Wells Street, Suite 300
Chicago, IL 60606

CERTIFICATE#9590940285173186530889

STRUCTURES CONSTRUCTION LLC
2300 W. Diversy Street
Chicago, IL 60647

CERTIFICATE#9590940285173186530872

CORPORATE PLUMBING INC
851 N. Old Rand Road, #108
Wauconda, IL 60084

CERTIFICATE#9590940285173186530865

Old National Bank
725 Waukegan Road
Deerfield, IL 60015

CERTIFICATE#9590940285173186530858

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.

Peter G. Swan