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Doc#: 2413120012 Fee: \$65.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/10/2024 9:11 AM Pg: 1 of 5

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

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St. Ste. 3300
Chicago, Illinois 60602
(312) 578-0411

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE OF CLAIM FOR MECHANIC'S LIEN

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Neighborhood Little Italy, LLC
c/o Samuel J. Schumer
1515 E. Woodfield Rd., Ste. 250
Schaumburg, IL 60173

VIA CERTIFIED MAIL R/R
H. Madrigal Construction Inc.
c/o Helenia M Madrigal Perez
474 Uvedale Rd.
Riverside, IL 60546

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Inland Bank and Trust
2805 Butterfield Rd., Ste. 200
Oak Brook, IL 60523
ATTN: Terrence Velan

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Capital ProJex LLC
c/o Anna Marie Althoff
600 N. Fairbanks, Ste. 1306
Chicago, IL 60611

THE CLAIMANT, **Gomez Construction Services LLC**, an Illinois limited liability company, having its principal place of business at 27545 Diehl Rd., Ste. 100, Warrenville, IL 60555, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Neighborhood Little Italy, LLC**, owner, **Capital ProJex LLC**, owner' agent, **Inland Bank and Trust**, mortgagee, **H. Madrigal Construction Inc.**,

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contractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all relevant times, up and through the present, **Neighborhood Little Italy, LLC** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: Lots 9, 10 and 11 in Thomas Stinson's Subdivision of Block 48 of Canal trustee's Subdivision of the West half of the West half of the Southwest Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PIN: 17-17-325-012-0000 and 17-17-325-036-000

which property is commonly known as 1431 W. Taylor Street, Chicago, IL 60607 (the "Premises").

2. That on information and belief, **Neighborhood Little Italy, LLC** contracted with **H. Madrigal Construction Inc.** to act as the prime contractor for improvements to said premises.

3. Subsequent thereto, on or about March 24, 2023, **H. Madrigal Construction Inc.**, contracted with Claimant to furnish framing, drywall, rough carpentry, and installation of doors and accessories in furtherance of its contract with the owner.

4. Subsequent thereto, **H. Madrigal Construction Inc.** asked Claimant to perform additional work, including but not limited to framing and drywall, totaling \$105,765. Said additional work was outside the scope of the original agreement, ordered by the owner, for which the owner agreed to pay extra, which were not furnished by the Claimant as its voluntary act, and the additional work was not rendered necessary by any fault of the Claimant.

5. The Claimant substantially furnished the labor and materials under the original contract, as modified to include the additional work, on February 4, 2024.

6. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **One Hundred Ninety-five Thousand Seven Hundred Twenty-seven and 76/100**

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Dollars (\$195,727.76) which principal amount bears interest at the statutory rate of ten percent (10%) per annum and interest under the contract. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **One Hundred Ninety-five Thousand Seven Hundred Twenty-seven and 76/100 Dollars (\$195,727.76)** plus interest.

Gomez Construction Services LLC,
an Illinois limited liability company

By: 
its attorney

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602

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AFFIDAVIT

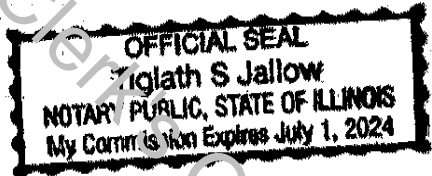
STATE OF Illinois)
) SS
COUNTY OF Cook)

The Affiant, Christian Gomez being first duly sworn, on oath deposes and states that he is an authorized representative of Gomez Construction Services LLC, an Illinois limited liability company, that he has read the above and foregoing subcontractor's notice of claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: [Signature]
OWNER (position)

SIGNED AND SWORN to
before me this 1 day
of May, 2024 by Christian Gomez (Name of Affiant).

[Signature]
Notary Public

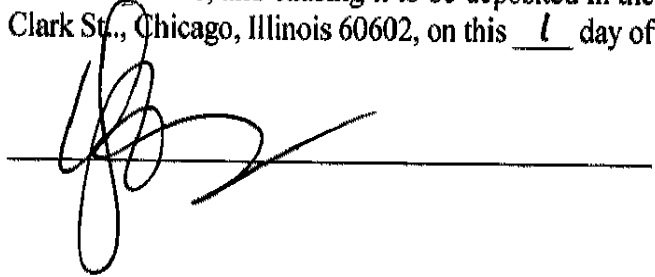


My commission expires: 07 / 01 / 2024

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CERTIFICATE OF SERVICE

I, Kori M. Bazanos, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanic's Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, as set forth above, and causing it to be deposited in the United States mail depository located at 20 N. Clark St., Chicago, Illinois 60602, on this 1 day of May, 2024 before 5:00 p.m.



A handwritten signature in black ink, appearing to read 'Kori M. Bazanos', is written over a horizontal line.

Property of Cook County Clerk's Office

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