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STATE OF ILLINOIS)
)
COUNTY OF COOK)

Doc#: 2417624072 Fee: \$64.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/24/2024 9:27 AM Pg: 1 of 2

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

The Claimant, Homecoming Restoration LLC dba SERVPRO of Wheaton/Glen Ellyn/Lisle of 2206 N. Main St, #333, Wheaton, Illinois 60187, DuPage County ("Claimant"), hereby files its claim for mechanic's lien on the real estate and against the interest(s) of North Dearborn Realty LLC or any person claiming an interest in the Real Estate by, through, or under Owner ("Owners"). Claimant states as follows:

That on or about January 16, 2024, and at all times thereafter, the owners owned the following described land in the County of Cook, State of Illinois to wit:

UNITS 3E, 3F, 4E AND 4F OF THE 1344 NORTH DEARBORN PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 AND THE NORTH ½ OF LOT 5 IN THE SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47 10/12 FEET) IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO LOT 6 AND THE SOUTH ½ OF LOT 5 IN BORDEN MILLER AND WOOLFING'S SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47 10/12 FEET THEREOF) IN BRONSON'S ADDITION TO CHICAGO.

WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99936671 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

A/K/A: 1344 N. Dearborn Street, Units 3E, 3F, 4E and 4F, Chicago, Illinois 60610

A/K/A PIN: 17-04-217-136-1090, 17-04-217-136-1089, 17-04-217-136-1084 and 17-04-217-136-1083

That on or about January 16, 2024, the Claimant, as the general contractor, made a contract with the said Owners to provide labor and materials for reconstruction and mitigation services for water damage that occurred on or about January 16, 2024, for and in said improvement and that on or about February 24, 2024, the Claimant last performed work on the project.

The following amounts are due on said contract and subsequent agreed upon change orders:

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Contract and Change Orders (to date):	\$16,315.75
Payments and credits:	\$ 0.00
Total Balance due	\$16,315.75

Leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of Sixteen Thousand Three Hundred Fifteen and 75/100 (\$16,315.75) for which, with statutory interest and accrued interest under the contract, the Claimant claims a lien on said land and improvements. All work and services were performed in a good and workmanlike manner and all materials provided were of the type, quality and quantity required by the contract.

In the event an apportionment or allocation of the claim is required by law, Claimant states that the amount claimed as to each unit is as follows:

<u>Unit:</u>	<u>Balance Due:</u>
3E	\$4,279.14
3F	\$2,089.57
4E	\$5,166.85
4F	\$4,780.18
Total	\$16,315.75


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 amount claimed due hereunder shall not operate to invalidate this notice.

Dated this 20th day of June, 2024.

Homecoming Restoration LLC d/b/a Servpro of
Wheaton/Glen Ellyn/Lisle


By:

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)



Alissa Nitzsche, as Authorized Agent

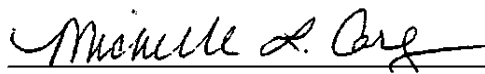
I, Alissa Nitzsche, being first duly sworn on oath, depose and state that I am an Authorized Agent of Homecoming Restoration LLC dba SERVPRO of Wheaton/Glen Ellyn/Lisle, that I am authorized to execute this Contractor's Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Contractor's Claim for Mechanic's lien and know the contents thereof, and that the statements contained therein are true.



Alissa Nitzsche, as Authorized Agent

Prepared by and return to:
Michelle L. Carey (mcarey@servpro9347.com)
Servpro
2206 N. Main St. #333
Wheaton, IL 60187
(630) 740-3103

Subscribed and sworn to before me this 20th
day of June, 2024.



Notary Public

