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MECHANIC'S LIEN:

CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF **Cook** }



Doc#: 1403449054 **Fee:** \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2014 03:31 PM Pg: 1 of 3

NEXGEN BUILDING SUPPLY

CLAIMANT

-VS-

L.E.A.R.N. Charter THC, LLC
Learn Charter Master Tenant LLC
Lawndale Educational and Regional Network Charter School
Berry Bennett, LLC
American Chartered Bank
M & I New Markets Fund, LLC
PNC CDE 17, LP
IFF Capital III LLC
VAF SUB-CDE XXII, LLC
McShane Construction Company LLC
JF CARPENTRY SERVICES, INC.

DEFENDANT(S)

The claimant, **NEXGEN BUILDING SUPPLY** of Elk Grove Village, IL 60007 County of **Cook**, hereby files a claim for lien against **JF CARPENTRY SERVICES, INC.**, of 9226 W. Grand Avenue Franklin Park, State of IL; a subcontractor to **McShane Construction Company LLC** contractor of 9550 W. Higgins Road, Suite 200 Rosemont, IL 60018, and **L.E.A.R.N. Charter THC, LLC** Chicago, IL 60612 **Learn Charter Master Tenant LLC (Lessee)** Chicago, IL 60612 **Lawndale Educational and Regional Network Charter School (Lessee)** Northbrook, IL 60062 {hereinafter collectively referred to as "owner (s)"} and **M & I New Markets Fund, LLC** Madison, WI 53717 **PNC CDE 17, LP** Pittsburgh, PA 15222 **IFF Capital III LLC** Chicago, IL 60602 **VAF SUB-CDE XXII, LLC** Chicago, IL 60601 {hereinafter collectively referred to as "lender (s)"} and **Berry Bennett, LLC (Party in Interest)** Marietta, GA 30068 and states:

That on or about **08/08/2013**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Learn Charter School 7 - 8 3021 W. Carroll Avenue Chicago, IL 60612:**

A/K/A: **Lots 1, 2, 3, 4, 5 and 6 in McIntosh's Resubdivision in Block 2 in Nichol's Addition to Chicago, being a resubdivision of Block 6 in Lee and Others Subdivision of the Southwest 1/4 of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

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A/K/A: Tax # 16-12-305-001

and JF CARPENTRY SERVICES, INC. was a subcontractor to McShane Construction Company LLC owner's contractor for the improvement thereof. That on or about 08/08/2013, said subcontractor made a contract with the claimant to provide ceiling tiles, studs, track, FRP, insulation, grid, drywall and adhesive for and in said improvement, and that on or about 11/18/2013 the claimant completed thereunder all that was required to be done by said contract.

The following amounts are due on said contract:

Contract	\$120,228.56
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$0.00
Total Balance Due	\$120,228.56

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **One Hundred Twenty-Thousand Two Hundred Twenty-Eight and Fifty Six Hundredths (\$120,228.56) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor, subcontractor and/or owner(s) under said contract

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.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **January 27, 2014**.

NEXGEN BUILDING SUPPLY

BY: Richard Wolgemuth
Richard Wolgemuth President

Prepared By:
NEXGEN BUILDING SUPPLY
1099 Greenleaf Ave
Elk Grove Village, IL 60007

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VERIFICATION

State of Wisconsin

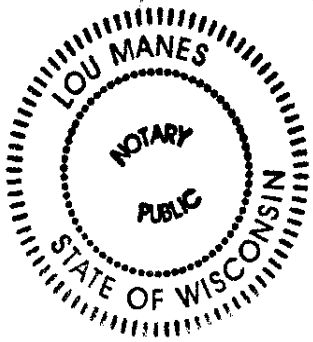
County of milwaukee

The affiant, Richard Wolgemuth, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Richard Wolgemuth
Richard Wolgemuth President

Subscribed and sworn to
before me this January 17, 2014

Lou Manes 2/18/15
Notary Public's Signature



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