

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS

COUNTY OF Cook

CLASSIC LANDSCAPE, LTD.

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
MC SHANE CONSTRUCTION COMPANY LLC

DEFENDANT(S)

The claimant, **CLASSIC LANDSCAPE, LTD.** of West Chicago, IL 50185, County of **DuPage**, hereby files a claim for lien against **MC SHANE CONSTRUCTION COMPANY LLC**, contractor of 9550 W. Higgins Road, Suite 200, Rosemont, State of IL 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 **American Chartered Bank** Schaumburg, IL 60173 **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** Springfield, IL 62703 {hereinafter collectively referred to as "lender(s)"} and **Berry Bennett, LLC (Party in Interest)** Marietta, GA 30068 and states:

That on or about **06/20/2013**, the owner 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:**

UNOFFICIAL COPY

A/K/A:

Parcel 1:

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

Parcel 2:

Lots 36, 37 and 38 in Flint's Addition to Chicago, being a subdivision of Blocks 4, 5, 10, 11, 18, 19, 25 and 26 in David S. 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

A/K/A:

TAX # 16-12-305-001; 16-12-305-013; 16-12-305-014

and MCSHANE CONSTRUCTION COMPANY LLC was the owner's contractor for the improvement thereof. That on or about 06/20/2013, said contractor made a subcontract with the claimant to provide labor and material for sod, seed, blankets, shrubs and bike rack work for and in said improvement, and that on or about 12/20/2013 the claimant completed thereunder all that was required to be done by said contract.

The following amounts are due on said contract:

Contract	\$40,365.00
Extras/Change Orders	\$2,858.00
Credits	\$0.00
Payments	\$27,000.00
Total Balance Due	\$16,223.00

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Sixteen Thousand Two Hundred Twenty-Three and no Tenths (\$16,223.00) 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 and/or owner 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 **March 19, 2014**.

CLASSIC LANDSCAPE, LTD.

X BY: James P. Sliwa
James P. Sliwa Account Executive

Prepared By:
CLASSIC LANDSCAPE, LTD.
3 N 471 Powis Road
West Chicago, IL 60185
James P. Sliwa

UNOFFICIAL COPY

VERIFICATION

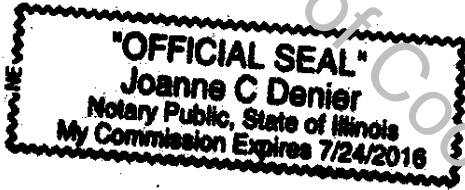
State of Illinois
County of **DuPage**

The affiant, James P. Sliwa, being first duly sworn, on oath deposes and says that the affiant is Account Executive 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.

X James P. Sliwa
James P. Sliwa Account Executive

Subscribed and sworn to
before me this **March 19, 2014**

X Joanne C. Denier
Notary Public's Signature



DuPage County Clerk's Office