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**SUBCONTRACTOR'S  
NOTICE AND CLAIM  
FOR MECHANICS LIEN  
PURSUANT TO 770 ILCS 60/24**



Doc#: 1435344062 Fee: \$33.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/19/2014 03:25 PM Pg: 1 of 5

**To: Via Certified Mail, Return Receipt Requested, Limited to Addressee Only**

See Attached Service List

The claimant, J. Kane & Sons, Inc., d/b/a Softer Lite Window Company ("Claimant"), with an address of 5800 N. Northwest Highway, Chicago, Illinois 60631, hereby serves and files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described), improvements, material and on all funds held in connection with the improvements constructed on the Real Estate and against Goldblatts of Chicago Limited Partnership and 4700 South Ashland LLC (collectively "Owners"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owners.

Claimant states as follows:

1. On or about March 14, 2014, and subsequent thereto, Owners owned fee simple title to the real estate, including all land and improvements thereon (the "Real Estate"), in Cook County, Illinois, commonly known as 4707 S. Marshfield Ave. and 1635 W. 47<sup>th</sup> St., Chicago, Illinois, and legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

The Permanent Real Estate Tax Numbers are:

20-07-207-001-0000	20-07-207-002-0000
20-07-206-010-0000	

2. On information and belief, some time prior to March 14, 2014, Owners entered into an agreement with Ledcor Construction, Inc., the general contractor ("General Contractor") for general contracting services to construct the Goldblatts Supportive Living Facility at the Real Estate ("Project").

3. On or about March 14, 2014, General Contractor and Claimant entered an agreement pursuant to which Claimant was to provide labor, equipment and material for the supply and installation of all Glass and Glazing for the Project. A change order for additional material and work was subsequently agreed upon by General Contractor and Claimant. ("Contract").

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4. The Contract was entered into by the General Contractor and the labor, material, material, services and equipment were supplied by Claimant with the knowledge and consent of Owners. Alternatively, the Owners specifically authorized General Contractor to enter into contracts to provide labor, material, services and equipment for improvement of the Real Estate. Alternatively, Owners knowingly permitted General Contractor to enter into contracts for the purchase of labor, material, services and equipment for the improvement of the Real Estate.

5. On September 24, 2014, Claimant last performed work for the Project and the Real Estate which was incorporated or would be incorporated into the Real Estate.

6. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments, the balance of Seven Hundred Twenty Seven Thousand Seven Hundred Thirty and 00/100 Dollars (\$727,730.00) for which, with interest, Claimant claims a lien on the Real Estate, improvements, material and on the monies or other consideration due or to become due from Owners to General Contractor under the contract between Owners and General Contractor.

7. Wherefore, Claimant possessing the right by Illinois Statute to a Mechanic's Lien on and against the Real Estate, improvements, material and the monies or other consideration due or to become due from the Owners to the General Contractor under the Owners' contract with the General Contractor, files its Subcontractor's Claim for Mechanics Lien in the Office of the Recorder of Deeds of Cook County.

TO THE EXTENT ALLOWED BY LAW, ANY AND ALL WAIVERS OF LIEN PREVIOUSLY PROVIDED BY CLAIMANT, IF ANY, IN ORDER TO INDUCE PAYMENT NOT YET RECEIVED ARE HEREBY REVOKED. DO NOT PAY THE GENERAL CONTRACTOR DIRECTLY. CLAIMANT'S ACCEPTANCE OF PART, BUT NOT ALL, OF THE AMOUNT CLAIMED DUE AND OWING SHALL NOT INVALIDATE THIS NOTICE.

Dated: December 17, 2014.

J. Kane & Sons, Inc., d/b/a  
Softer Lite Window Company

By Mark Kane  
Mark Kane, President

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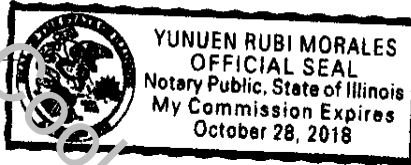
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Mark Kane, being first duly sworn on oath, depose and state that I am the President of J. Kane & Sons, Inc., d/b/a Softer Lite Window Company, that I am authorized to execute this Subcontractor's Notice and Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

Mark Kane  
Mark Kane

Subscribed and Sworn to before me this 17 day of December, 2014.

Yun R. Morales  
Notary Public



THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Timothy R. Rabel  
QUERREY & HARROW, LTD.  
175 West Jackson Boulevard, #1600  
Chicago, IL 60604  
(312) 540-7000

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## EXHIBIT A

Parcel 1: Tax#'s 20-07-207-001, 002

Lots 1 to 5, both inclusive, (except that part of lots taken for widening South Ashland Avenue); Lot 43 (except that part of said Lot 43 dedicated for an alley by document 5610414); Lots 44 to 47, both inclusive and 16 foot strip formerly alley and now vacated lying West of and adjoining said Lots 1, 2 and 3, all in Block 1 in Berger and Jacob's Subdivision of Block 9 in Stone and Whitney's Subdivision of the West 1/2 of the Southeast 1/4 of Section 6 and the North 1/2 and the West 1/2 of the Southwest 1/4 of Section 7, Township 38 North, Range 14 East of the Third Principal Meridian, also all that part of the North and South alley being of said Lot 43 as dedicated and recorded in the Office of the Recorder of Deeds in Cook County, Illinois on April 12, 1905 as document number 5610414 together with that part of the North and South alley lying West of and adjoining the West line of Lots 4 and 5 lying East of and adjoining the East line of original Lot 43 and lying North of and adjoining a line drawn from the Southwest corner of Lot 5 to the Southeast corner of original Lot 43, all in Block 1 of Berger and Jacob's Subdivision aforementioned, in Cook County, Illinois.

Parcel 2: Tax# 20-07-206-010

Lots 1 and 2 in Block 2 in Berger and Jacob's Subdivision of Block 9 in Stone and Whitney's Subdivision in the North 1/2 of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook county, Illinois.

4707 S. Marshfield Ave./1635 W. 47th St., Chicago, Illinois

