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1513855253

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

Doc#: 1513855253 Fee: \$32.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2015 02:06 PM Pg: 1 of 4

STATE OF ILLINOIS)
COUNTY OF COOK)

The Claimant, NORTHFIELD BLOCK COMPANY, of Mundelein, County of Lake and State of Illinois, hereby files a Notice and Claim for Lien against UJAMAA CONSTRUCTION, INC., an Illinois corporation, General Contractor, of Chicago, County of Cook, State of Illinois; S AND D MASONRY, INC., an Illinois corporation, Sub-Contractor, of Wheeling, County of Cook, State of Illinois; GENDELL PARTNERS 75TH/ASHLAND, LLC, an Illinois corporation, Former Owner, of Chicago, County of Cook, State of Illinois; WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust, Current Owner, of Bentonville, County of Benton, State of Arkansas, and states:

That on or before September 8, 2014, the Former Owner, GENDELL PARTNERS 75TH/ASHLAND, LLC, owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel 1:

ALL OF BLOCK 19 (EXCEPT THAT PART TAKEN FOR ASHLAND AVENUE, AS WIDENED) IN JONES SUBDIVISION IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THAT PART OF THE SOUTH 33 FEET OF VACATED 75TH STREET LYING NORTH AND ADJOINING BLOCK 19 IN JONES SUBDIVISION AFORESAID, LYING EAST OF THE EAST LINE OF ASHLAND AVENUE AS WIDENED AND WEST OF THE WEST LINE OF LAFLIN STREET EXTENDED NORTH, AND THE NORTH/SOUTH 18 FOOT VACATED ALLEY IN AFORESAID BLOCK LYING WEST OF AND ADJOINING LOTS 1 THROUGH 24, INCLUSIVE, AND LYING EAST OF AND ADJOINING LOTS 25 THROUGH 48, INCLUSIVE, AS VACATED PURSUANT TO ORDINANCE RECORDED JANUARY 28, 2015 AS DOCUMENT NUMBER 1502829080.

PIN #: 20-29-300-002-0000 and 20-29-300-003-0000

Commonly known as: Walmart Store 3110, 7535 S. Ashland Avenue, Chicago, Illinois 60620, also referred to as 7501 S. Laflin St., Chicago Illinois, 60620 (hereinafter referred to as "the premises")

That on or about February 12, 2015, WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust became the Current Owners and continue to own the premises to date.

That on information and belief, on or before September 8, 2014, the Former Owner, GENDELL PARTNERS 75TH/ASHLAND, LLC and/or its authorized agent entered into a contract with UJAMAA CONSTRUCTION, INC., General Contractor for the new construction of a Walmart Store upon the Premises.

THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800
Attorney No. 12494

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That on or about September 8, 2014 UJAMAA CONSTRUCTION, INC., General Contractor entered into a contract with S AND D MASONRY, INC., Sub-Contractor to supply masonry materials and labor upon the Premises with knowledge and consent of Former Owner.

That on or about September 8, 2014 S AND D MASONRY, INC., made an oral subcontract with NORTHFIELD BLOCK COMPANY to furnish masonry block and materials for the new construction upon the Premises, and on January 29, 2015, Claimant completed all required by the contract.

That upon completion of said contract, S AND D MASONRY, INC. became indebted to the Claimant for the contract amount of \$246,462.20 plus extras in the amount of \$0.00 for a total contract price of \$246,462.20.

That S AND D MASONRY, INC. is entitled to credits on account thereof as follows, to wit: \$210,778.17. Leaving due unpaid and owing to the Claimant, after completion of the contract, after allowing all credits, the balance of THIRTY FIVE THOUSAND SIX HUNDRED EIGHTY FOUR DOLLARS AND 03/100THS (\$35,684.03) for which, with interest, the Claimant claims a lien on said Premises and improvements and on the monies or other considerations due or to become due from GENDELL PARTNERS 75TH/ASHLAND, LLC and/or WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust, under said contract against UJAMAA CONSTRUCTION, INC. and S AND D MASONRY, INC.

NORTHFIELD BLOCK COMPANY

BY: 

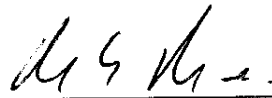
One of Its Attorney's

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 Park Ridge, IL 60068
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 Attorney No. 12494

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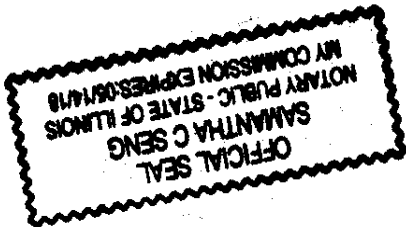
STATE OF ILLINOIS)
COUNTY OF LAKE)

The Affiant, **Richard Rafanelli**, being first duly sworn on oath, deposes and states that he is the **General Manager** for Northfield Block, that he has read the foregoing claim for lien (**SAND MASONRY, INC. – 7535 S. Ashland Avenue, Chicago**) and knows that the contents thereof; and that all statements therein contained are true.



Richard Rafanelli, General Manager

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 24th day
of April, 2015

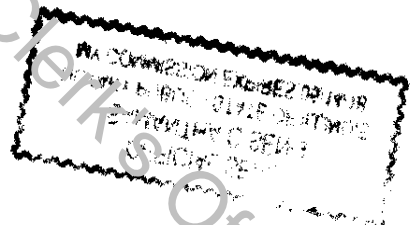

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800
Attorney No. 12494

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SERVICE LIST

UJAMAA CONSTRUCTION, INC.
Attn: Curtis J. Tarver II, Registered Agent
330 S. Wells, Suite 1110
Chicago, IL 60606

S AND D MASONRY, INC.
Attn: Michael W. Kelly, as Agent of S and D Masonry, Inc.
1 South Dearborn, Suite 2100
Chicago, IL 60603

S AND D MASONRY, INC.
Attn: Mark Joseph Mickiewicz,
Registered Agent
10 South Dearborn, Suite 1200
Chicago, IL 60603

GENDELL PARTNERS 75TH/ASHLAND, LLC
Attn: Loren R. Stone, Registered Agent
3201 Old Glenview Road,
Suite 300
Wilmette, IL 60091

WAL-MART REAL ESTATE BUSINESS TRUST
Attn: The Corporation Trust Company
Registered Agent
Corporation Trust Center
1209 Orange Street
Wilmington, DE 19801

WAL-MART REAL ESTATE BUSINESS TRUST
Store No. 3110-00
2001 S.E. 10th Street
Bentonville, AR 72716-0550

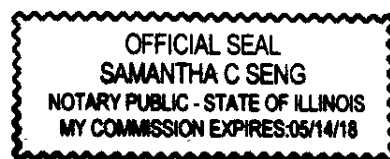
PROOF OF SERVICE BY CERTIFIED MAIL, RESTRICTED DELIVERY, RETURN RECEIPT DELIVERY

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure I swear under oath and under penalties of perjury that I mailed this notice of claim to each person listed on this service list, via certified mail, restricted delivery, return receipt requested, on April 28, 2015.

Catherine M. Mucinski

Subscribed and Sworn to
Before me this 28th Day
of April, 2015.

[Signature]
NOTARY PUBLIC



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Attorney No. 12494