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After Recording Return to:

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Doc#: 1528710111 Fee: \$32.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 04:02 PM Pg: 1 of 4

**SUBCONTRACTOR'S
CLAIM FOR LIEN**

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DENCO Interiors, LLC
Claimant

} In the Office of the Recorder
} of Deeds of Cook County

v.

} Notice and Claim for Lien
} In the Amount of \$1,097,958.00

625 West Division LLC;
Lend Lease (US) Construction Inc.;;
et al.
Defendants

The Claimant, DENCO Interiors, LLC ("Claimant"), of 1612 West Fulton Street, Chicago, County of Cook, State of Illinois, hereby files notice and Claim for Lien against Lend Lease (US) Construction Inc.. (hereinafter referred to as "Contractor") of One North Wacker Drive, Suite 850, Chicago, State of Illinois, and 625 West Division LLC (hereinafter referred to as "Owner") of 1477 NW Everett Street, State of Oregon, and against any persons claiming to be interested in the premises herein, and Claimant states as follows:

1. Owner is the owner of record of the following described real estate (hereinafter referred to as "Real Estate") in the County of Cook, State of Illinois to wit:

SEE EXHIBIT A ATTACHED HERETO

and commonly known as "625 West Division Street, Chicago, Illinois."

2. On or before July 28, 2014, Contractor had a contract (herein called "Contractor's Contract") with the Owner, Owner's agent, or knowingly permitted by the Owner, for the improvement of said Real Estate.

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3. Pursuant to said Contractor's Contract for the construction of Gypsum Board Assemblies, Acoustic Ceilings & Exterior Plaster at 625 West Division Street, Chicago, Illinois, required under said Contractor's Contract, Contractor made a written subcontract with the Claimant dated July 28, 2014 for Claimant to furnish work, labor and material required for gypsum board assemblies, acoustic ceilings and exterior plaster, at 625 West Division Street, Chicago, Illinois, for use in carrying out the improvement of said Real Estate.
4. Pursuant to said subcontract and change orders for extra work in connection therewith issued by Contractor to Claimant, Claimant has furnished construction work, labor, and materials required for gypsum board assemblies, acoustic ceilings and exterior plaster, at 630 North Rush Street, Chicago, Illinois, to Contractor for the improvement of said Real Estate for which there is due and owing from Contractor to Claimant a balance of One Million Ninety-Seven Thousand Nine Hundred and Fifty Eight DOLLARS and Zero CENTS (\$1,097,958.00) after allowing for all just credits and setoffs, for which with interest, Claimant claims a lien upon said Real Estate and all improvements thereof, and upon all monies or other consideration due or to become due to Contractor pursuant to said Contractor's Contract and for extra work, labor and material furnished by said Contractor for said improvements, and upon the above-described materials so furnished.
5. Claimant completed its furnishing of work, labor, and material for the improvement of said Real Estate under its subcontract on July 20, 2015.

DENCO Interiors, LLC

BY: 

Rodrigo Perez, President

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EXHIBIT A

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

LOTS 1, 2, THE WESTERNMOST 3 FEET OF LOT 3, 6, 7, 8, AND 9 IN BLOCK 88 OF ELSTON'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

VACATED ALLEY DESCRIBED AS FOLLOWS:

THE EAST-WEST 12 FOOT ALLEY LYING NORTH OF AND ADJOINING LOT 6, LYING SOUTH OF AND ADJOINING LOTS 1, 2, AND PART OF 3, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF LOT 6, AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 6, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NO. 59194, IN BOOK 86 PAGES 121 AND 122, IN COOK COUNTY, ILLINOIS.

Address of Property: 625 West Division Street, Chicago, Illinois

PIN(s): 17-04-303-001-0000 Vol. 498
 17-04-303-002-0000 Vol. 498
 17-04-303-003-0000 Vol. 498
 17-04-303-010-0000 Vol. 498
 17-04-303-019-0000 Vol. 498

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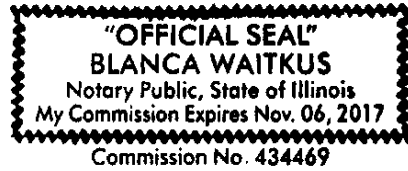
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The Affiant, Rodrigo Perez, being first duly sworn on oath, deposes and states that he is the President of the Claimant; that he has read the above and foregoing Subcontractor's Claim for Lien and knows the contents thereof; and that all the statements contained therein are true

Rodrigo Perez
Rodrigo Perez

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12 DAY OF OCTOBER, 2015

Blanca Waitkus
NOTARY PUBLIC



4821-7562-1417, v. 1