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SUBCONTRACTOR'S NOTICE
AND CLAIM FOR LIEN

Doc#: 1602850128 Fee: \$32.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2016 09:27 AM Pg: 1 of 4

STATE OF ILLINOIS)
COUNTY OF COOK)

The Claimant, TUSCANY CONSTRUCTION, INC., an Illinois corporation, as Contractor, of Addison, County of DuPage and State of Illinois, hereby files a Notice and Claim for Lien against BUILTECH CONSTRUCTION, INC., an Illinois corporation, General Contractor, of Schaumburg, County of Cook, State of Illinois; STRS L3 ACQ3, LLC, a foreign limited liability company, Owner of Chicago, County of Cook, State of Illinois; WINTRUST BANK, Mortgage Holder, of Chicago, County of Cook, State of Illinois; and states as follows:

That on or before July 14, 2015, the Owner, STRS L3 ACQ3, LLC owned the following described land in the County of Cook, State of Illinois, to wit:

LOTS 14 AND 17, BOTH INCLUSIVE, IN BLOCK 9 IN G.H.A. THOMAS' SUBDIVISION OF BLOCKS 8 AND 9 OF L. TURNER'S SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #: 14-19-425-001-0000; 14-19-425-002-0000; and 14-19-425-003-0000

a/k/a: STRS L3-3357 N. Lincoln Avenue, Illinois General Construction - 3357 North Lincoln Avenue, Chicago, Illinois 60657 (hereinafter referred to the "Subject Premises")

That on July 14, 2015 STRS L3 ACQ3, LLC was the Owner of the Premises and continues to own and operate the Premises to date.

That on information and belief, on or before July 14, 2015, the Owner STRS L3 ACQ3, LLC entered into a contract with BUILTECH CONSTRUCTION, INC. to act as General Contractor for new construction of a building upon the Premises. That the owner knowingly consented to the contract.

That on or before July 14, 2015, BUILTECH CONSTRUCTION, INC. entered into a written contract with Claimant, TUSCANY CONSTRUCTION, INC., with the knowledge and consent of the Owner, to supply labor and materials for framework, carpentry, insulation, taping and drywall for the new construction of a building upon Premises, for a total contract price of \$152,500.00. That the Owner knowingly consented to the contracts and the work performed.

That on November 9, 2015, Claimant completed thereunder all required by the contract.

That upon completion of said contract, BUILTECH CONSTRUCTION, INC., became indebted to the Claimant for a contract amount of \$152,500.00 plus extras in the amount of \$30,057.16 for a total contract price of \$182,557.16.

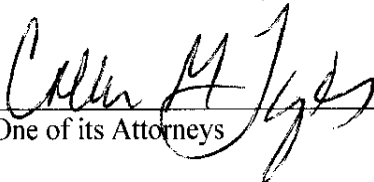
THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800
Attorney No. 12494

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That BUILTECH CONSTRUCTION, INC. is entitled to credits on account thereof as follows, to wit: \$115,576.56 leaving due unpaid and owing to the Claimant, after completion of the contract, after allowing all credits, the balance of SIXTY SIX THOUSAND NINE HUNDRED EIGHTY DOLLARS AND 60/100THS (\$66,980.60) 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 Owner, STRS L3 ACQ3, LLC, and BUILTECH CONSTRUCTION, INC. under said contract.

TUSCANY CONSTRUCTION, INC.

BY:


One of its Attorneys

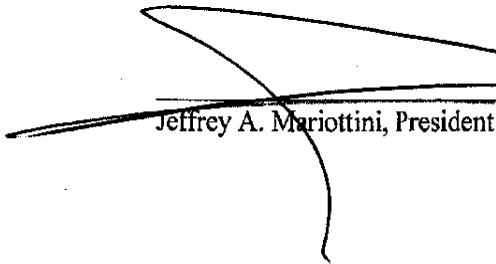
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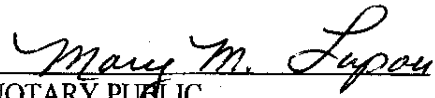
STATE OF ILLINOIS)
COUNTY OF DuPAGE)

The Affiant, **Jeffrey A. Mariottini**, being first duly sworn on oath, deposes and states that he is the **President** for **TUSCANY CONSTRUCTION, INC.**, that he has read the foregoing claim for lien (*Builtech Construction, Inc. - 3357 North Lincoln Avenue, Chicago, Illinois*) and knows the contents thereof; and that all statements therein contained are true.


Jeffrey A. Mariottini, President



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 12th DAY
OF JANUARY, 2016


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

BUILTECH CONSTRUCTION, INC.
Attn: Steven R. Johnson, Registered Agent
310 S. County Farm Rd., Suite A
Wheaton, IL 60187

STRS L3 ACQ3, LLC
Attn: National Corporate Research, L-Registered Agent
600 S. Second Street, Suite 404
Springfield, IL 62704

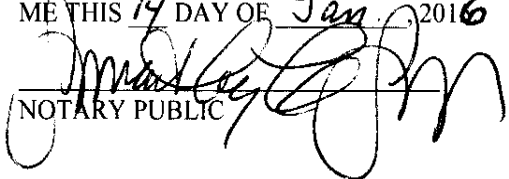
WINTRUST BANK
Attn: Construction Mortgage Dept., any agent
190 S. LaSalle Street, 22nd Floor
Chicago, IL 60603

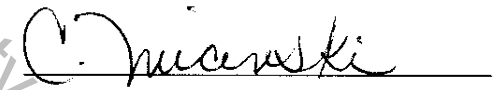
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

PROOF OF SERVICE

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 that on Jan 11, 2016 I served this notice by sending a true copy to all persons and entities named above and addressed to them as stated above by certified mail with return receipt requested and delivery limited to addressee only.

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 14 DAY OF Jan, 2016


NOTARY PUBLIC





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Attorney No. 12494