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Prepared by
and Return to:
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1793 Bloomingdale Road
Glendale Hts., IL 60139



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Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2016 05:11 PM Pg: 1 of 5

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SUBCONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)

) SS

COUNTY OF COOK

CLIMATE PROS INC. }

In the Office of the Recorder
of Deeds of Cook County

Claimant }

JOE CAPUTO & SONS EGV, INC., }

CENTRO NP HOLDINGS I SPE, LLC }

Notice and Claim for Lien

N/K/A BRIXMOR HOLDINGS 1 SPE, LLC }

BRIXMOR HOLDINGS 1 SPE, LLC }

In the Amount of \$106,575.89

WELLS FARGO BANK, N.A., AS }

TRUSTEE FOR THE REGISTERED }

HOLDERS OF J.P. MORGAN CHASE }

COMMERCIAL MORTGAGE }

SECURITIES TRUST 2007-CIBC20, }

COMMERCIAL MORTGAGE PASS- }

THROUGH CERTIFICATES, SERIES }

2007-CIBC20 }

JP MORGAN CHASE BANK, NATIONAL }

ASSOCIATION }

The Claimant, Climate Pros Inc., whose address is 55 N. Brandon Drive, Glendale Heights, IL, County of DuPage, hereby files notice and Claim For Lien against JOE CAPUTO & SONS EGV, INC. (hereinafter referred to as "LESSEE"), whose address is 671 Bending Court, DesPlaines, IL 60016, CENTRO NP HOLDINGS 1 SPE, LLC N/K/A BRIXMOR HOLDINGS 1 SPE, LLC (hereinafter referred to as "OWNER"), whose address is 420 Lexington Avenue, 7th Floor, New York, NY 10170, WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC20, COMMERCIAL MORTGAGE PASS-THROUGH

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CERTIFICATES, SERIES 2007-CIBC20, JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, as their interests may appear.

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

See Real Estate described on Exhibit A attached hereto.

Commonly known as: 980 Elk Grove Town Center, Elk Grove Village, Illinois

P.I.N.: 08-32-202-021-0000

On August 21, 2015 and September 25, 2015, the Claimant entered into the following contracts with the Lessee with the permission of Owner or its agent for the improvement of said Real Estate:

<u>Contract</u>	<u>Date of contract</u>	<u>Last work Date</u>	<u>Contract Amount</u>
Refrigeration Equipment Installation	08-21-2015	11-20-2015	\$275,847.00
Extras			\$ 21,252.59
Paid			\$279,385.00
Balance			\$ 17,714.59
Refrigeration Equipment	09-25-2015	11-20-2015	\$113,375.00
Paid			\$ 51,000.00
Balance			\$ 62,375.00

Pursuant to said Contracts Claimant has furnished work, labor, material, and refrigeration units for the improvement of said Real Estate for which there is due and owing from Lessee for both contracts to Claimant a balance **\$80,089.59** 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 moneys due or to become due to Lessee pursuant to said Contracts and extra work, labor and material furnished by said Contractor for said improvements

CLIMATE PROS INC.

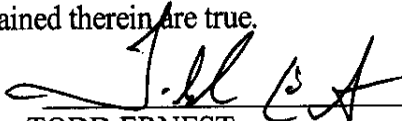
BY: 
 Michael T. Nigro, Attorney and Authorized Agent

This instrument was prepared by
 NIGRO, WESTFALL & GRYSKA, P.C.
 1793 Bloomingdale Road
 Glendale Hts., IL 60139
 (630) 682-9872

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THE STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The Affiant Todd Ernest being first to be sworn on oath deposes and states that he is the President of the Claimant; that he has read the above and foregoing Claim for Lien and knows the contents thereof; that all the statements contained therein are true.



TODD ERNEST

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th DAY OF Feb., 2016



NOTARY PUBLIC



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EXHIBIT A

DESCRIPTION OF LANDLORD'S PREMISES

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 765.00 FEET, AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WITH THE SOUTH LINE OF BIESTERFIELD ROAD AS OCCUPIED BEING A LINE 60.00 FEET AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 57 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 520.00 FEET TO A LINE 245.00 FEET, AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 199.99 FEET TO A LINE 260.00 FEET, AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 57 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 199.99 FEET TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD AS WIDENED, BEING A LINE 45.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; 793.50 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SERFECZ SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1984, AS DOCUMENT NUMBER 26939494; THENCE NORTH 88 DEGREES 57 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 125.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, 21.39 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 06 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 542.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 137.89 FEET TO A LINE 1170.00 FEET, AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 88 DEGREES 57 MINUTES 06 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 97.52 FEET TO A LINE 810.00 FEET AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID

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SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 884.99 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 45.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 225.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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