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1614434031

Doc#: 1614434031 Fee: \$33.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2016 10:51 AM Pg: 1 of 5

SUBCONTRACTOR'S CLAIM FOR LIEN

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

LAB Development LLC d/b/a

Connexion

Claimant

v.

Thorncreek Senior Living L.P.;

Hernandez Electric Co.; Turnstone Development Corporation; Denco Construction Management, LLC;
Defendant; Illinois Housing Development Authority; County of Cook; MB Financial Bank, NA *

(The Above Space For Recorder's Use Only)

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$19,922.08

The Claimant, LAB Development LLC d/b/a Connexion ("Connexion") of the Village of Buffalo Grove County of Lake State of Illinois hereby file s a notice and Claim for Lien against Hernandez Electric Co., the electrical sub-Contractor of the City of Chicago County of Cook State of Illinois, and Thorncreek Senior Living L.P. owner of the property commonly known as: 412 E. Margaret St., Thornton County of Cook State of Illinois ("Job Site")

That on the 17th day of September, 2014, said last named person was the owner of the following described land in the County of Cook State of Illinois to wit:

See Legal Description and PIN# attached hereto.

PIN# 29-24-107-036-0000

in Section 34, Township 36 North, Range 14, and Denco Construction Management LLC their Contractor for the improvement thereof.

That on the 11th day of September, 2015, said Sub Contractor made a subcontract with the Claimant to (1) deliver electrical goods and supplies ("electrical supplies") to the Job Site.

for and in said improvement, and that, on the 23rd day of February, 2016 the Claimant completed thereunder (2) delivery of all electrical supplies to the Job Site for the total sum of \$249,050.12.

* and Thorncreek Investors, LLC

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Subcontractor's Claim for Lien

~~*That, at the special instance and request of said Contractor _____, the Claimant _____ furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ _____ as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit _____, and did complete the same on the _____ day of _____ A.D. 19____.~~

~~That neither said owner, nor his agent, architect or superintendent can, upon reasonable diligence, be found in said County so as to serve upon either of them personally a notice hereof in accordance with the statute in such cases made and provided.~~

The said Contractor is entitled to credits on account thereof as follows: \$229,128.04

leaving due, unpaid and owing to the Claimant _____, after allowing all credits, the sum of \$ 19,922.08 for which, with interest, the Claimant _____ claim _____ a lien on said land and improvements, against said Contractor _____ and owner _____.

Signature _____
By: Michael Nuccio-Comptroller

(If a firm, sign firm name.)

(1) State what the claimant _____ was to do (2) "All required said contract to be done:" or "delivery of materials to the value of \$ _____" or "labor to the value of \$ _____" as fully set forth in an account thereof, herewith filed and made part hereof, marked Exhibit _____.
* if extras, fill out; if no extras, strike out.

Mail to: David B. Pogrund
Name Stone Pogrund & Korey LLC
Address 1 East Wacker Drive, Suite 2610
Chicago, IL 60601

This instrument prepared by David B. Pogrund
Name Stone Pogrund & Korey LLC
Address 1 East Wacker Drive, Suite 2610
Chicago, IL 60601

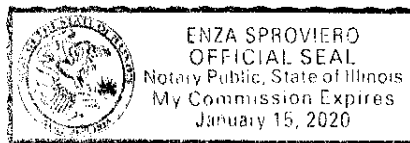
STATE OF ILLINOIS)
COUNTY OF Cook) SS

The Affiant _____ Michael Nuccio
being first duly sworn on oath deposes and says, that he is _____ the Comptroller

of the Claimant _____: that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

Signature _____
Michael Nuccio-Comptroller

Subscribed and sworn to before me this 6 day of May A.D. 2016



Signature _____
Notary Public

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, **DAVID B. POGRUND**, being first duly sworn on oath, depose and state as follows:

1. That I am one of the attorneys and agents of **LAB Development, LLC d/b/a Connexion** and I am authorized to make this Affidavit.

2. That on May 6, 2016, I sent a copy of this Subcontractor's Notice and Claim for Lien to the following entities at the addresses listed below by depositing same in the U.S. Mail, proper postage prepaid, **Certified Mail, Return Receipt Requested, Restricted Delivery and Regular First Class Mail**.

3. See below:

NOTICE LIST

ELECTRICAL SUB-CONTRACTOR:

Hernandez Electric c/o
Raul Hernandez, R/A
3000 S. Albany
Chicago, IL 60623

OWNERS:

Thorncreek Senior Living L.P.
410 E. Margaret Street
Thomton, Illinois

GENERAL CONTRACTOR

Denco Construction Management LLC c/o
Rodrigo Perez, R/A
330 N. Ashland Avenue
Chicago, IL 60607

Turnstone Development Corp.
c/o Thorncreek Senior Living, L.P.
10 S. LaSalle St., Suite 3510
Chicago, IL 60603
Attn: Sue Wierner, CFO

Thorncreek Investors LLC c/o
CT Corporation System, R/A
208 S. LaSalle St., Suite 814
Chicago, IL 60604

AGENCY:

Illinois Housing Development Authority
401 N. Michigan Avenue
#700
Chicago, IL 60611

LENDERS:


County of Cook
118 N. Clark Street
Chicago, IL 60602

MB Financial Bank, NA
800 West Madison Street
Chicago, IL 60607

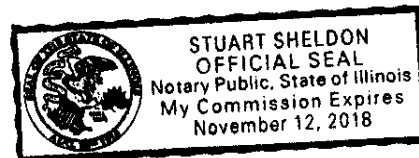


David B. Pogrund

SUBSCRIBED and SWORN to
before me this 6 day
of May, 2016



Notary Public



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

AMENDED MAILING NOTICE

I, **DAVID B. POGRUND**, being first duly sworn on oath, depose and state as follows:

1. That I am one of the attorneys and agents of **LAB Development, LLC d/b/a Connexion** and I am authorized to make this Affidavit.

2. That on May 23, 2016, I sent a copy of this Subcontractor's Notice and Claim for Lien to the following entities at the addresses listed below by depositing same in the U.S. Mail, proper postage prepaid, ***Certified Mail, Return Receipt Requested, Restricted Delivery and Regular First Class Mail.***

3. See below:

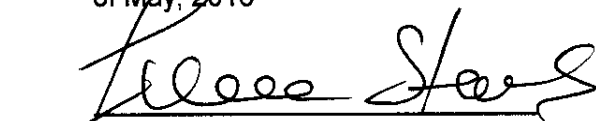
NOTICE LIST

Thorncreek Investors LLC
36700 Grand River
Farmington Hills, MI 48335



David B. Pogrund

SUBSCRIBED and SWORN to
before me this 23rd day
of May, 2016



Notary Public



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LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN TELSHE SUBDIVISION, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 19, 2014 AS DOCUMENT NO. 1426216080, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS BOTH VEHICULAR AND PEDESTRIAN, AND PARKING AS CREATED BY THE EASEMENT AGREEMENT DATED SEPT. 26, 2014 MADE BY AND BETWEEN RIVERSIDE INVESTMENTS, LLC AND THORNCREEK SENIOR LIVING, L.P. RECORDED OCTOBER 1ST, 2014 AS DOCUMENT NO. 1427429062 OVER PORTIONS SPECIFIED IN SAID AGREEMENT OF THAT PART OF LOT 1 IN TELSHE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 19, 2014 AS DOCUMENT NO. 1426216080, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 89 DEGREES 53

MINUTES 55 SECONDS EAST, A DISTANCE OF 150.00 FEET, THENCE SOUTH 00 DEGREES 00

MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET, THENCE SOUTH 89 DEGREES 53

MINUTES 55 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 00 DEGREES 00

MINUTES 00 SECONDS WEST, A DISTANCE OF 73.87 FEET, THENCE NORTH 90 DEGREES 00

MINUTES 00 SECONDS WEST, A DISTANCE OF 135.50 FEET; THENCE NORTH 00 DEGREES 00

MINUTES 00 SECONDS WEST, A DISTANCE OF 133.73 FEET TO THE POINT OF BEGINNING

PIN# 29-24-107-036-0000

EXHIBIT A