

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc#: 1616022127 Fee: \$42.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/08/2016 11:37 AM Pg: 1 of 3

STATE OF ILLINOIS }

}

COUNTY OF Cook }

UNITED STATES ALLIANCE FIRE PROTECTION, INC.

CLAIMANT

-VS-

Thorncreek Senior Living, L.P.

Illinois Housing Development Authority

County of Cook

Turnstone Development Corporation

MB Financial Bank, NA

Thorncreek Investors, LLC

DEN CONSRUCTION MANAGEMENT, L.L.C. D/B/A DENCO

DEFENDANT(S)

The claimant, **UNITED STATES ALLIANCE FIRE PROTECTION, INC.** of Lake Forest, IL, 60045 County of Lake, hereby files a claim for lien against **DEN CONSRUCTION MANAGEMENT, L.L.C. D/B/A DENCO**, contractor of 330 N. Ashland Avenue, , Chicago, IL and **Thorncreek Senior Living, L.P.** Chicago, IL 60603 {hereinafter referred to as "owner(s)"} and **County of Cook Chicago, IL 60602 Turnstone Development Corporation Chicago, IL 60602 MB Financial Bank, NA Rosemont, IL 60018 Thorncreek Investors, LLC Chicago, IL 60603** {hereinafter collectively referred to as "lender(s)"} and **Illinois Housing Development Authority (Party in Interest) Chicago, IL 60611** and any persons claiming an interest in the premises herein and states:

That on **5/15/2014**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Thorncreek Senior Living 410 East Margaret Street Thornton, IL 60476**

A/K/A: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A: **Tax# 29-34-107-036; Underlying pins: 29-34-107-005; 29-34-107-033**

and **DEN CONSRUCTION MANAGEMENT, L.L.C. D/B/A DENCO** was the owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **5/15/2014**, said contractor made a subcontract with the claimant to provide **labor and material for fire protection work**

160537904 mingc

UNOFFICIAL COPY

for and in said improvement, and that on or about 3/4/2016 the claimant completed thereunder all that was required to be done by said subcontract.

The following amounts are due on said subcontract:

Original Contract Amount	\$216,641.00
Change Orders/Extras	\$16,484.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$195,819.00
Total Balance Due	\$37,306.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Thirty Seven Thousand Three Hundred Six Dollars and 00/100 (\$37,306.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on May 19, 2016.

UNITED STATES ALLIANCE FIRE PROTECTION, INC.

X  President

Prepared By:

UNITED STATES ALLIANCE FIRE PROTECTION, INC.

28427 N. Ballard, Unit H

Lake Forest, IL 60045

VERIFICATION

State of IL

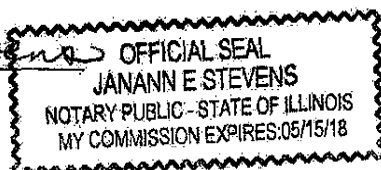
County of Lake

The affiant, Chad Huennkens, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

X  President

Subscribed and sworn before me this May 19, 2016.

X  Notary Public's Signature



160537904 mimgc

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

LOT 2 IN TELSHE SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 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 1/2 OF THE NORTHWEST 1/4 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 60.00 FEET; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 73.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 135.56 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 133.73 FEET TO THE POINT OF BEGINNING