# UNOFFIC

STATE OF ILLINOIS ) SS. COUNTY OF COOK

SUBCONTRACTOR'S CLAIM FOR LIEN [PRIVATE CONSTRUCTION]

IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS

1617656122 Fee: \$32.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbi ough

Cook County Recorder of Deeds Date: 06/24/2016 03:43 PM Pg: 1 of 3

THE UNDERSIGNED LIEN CLAIMANT, Lee Lumber & Building Material Corp., of 633 West Pershing Road, Chicago, Illinois, hereby records a claim for Mechanics Lien against Denco Interiors LLC, 530 North Ashland Avenue, Chicago, State of Illinois (hereinafter referred to as "Contractor"); Thorncreek Senior Living, L.P., 10 South LaSalle Street, Suite 3510, Chicago, State of Illinois Chereinafter referred to as "Owner"); Turnstone Development Corporation, 70 West Madison Street, Suite 4300, Chicago, State of Illinois; Thorncreek Investors, LLC, 10 South LaSall Street, Suite 3510, Chicago, State of Illinois; MB Financial Bank, NA, 800 West Madison Street, Chicago, State of Illinois; Cook County Department of Planning, 69 West Washington, Suite 2900, Chicago, State of Illinois; Cook County Housing Authority, 175 West Jackson Blvd. Suite 350, Chicago, State of Illinois (hereinafter referred to as "Lenders"), and all other persons or entities having or claiming an interest in the below described real estate, and in support thereof states as follows:

On or about October 9, 2015, Owner swaed the following described real estate in 1. the County of Cook, State of Illinois, to wit:

#### SEE ATTACHED EXHIBIT "A

Commonly known as 410 East Margaret Street, Thornton, Illinois, which real estate has the following permanent index numbers: 29-34-107-005 (Underlying); 29-34-107-033 (Underlying); 29-34-107-036 (Lot 2- New PIN for 2015 2<sup>nd</sup> Inst.), and which is hereinafter together with all improvements referred to as the "premises."

- On a date unknown to Lien Claimant, Owner or one knowingly per mitted by the Owner to do so entered into a contract with the Contractor wherein Contractor was to provide labor, materials and equipment for the construction of a building and improvements to and for the benefit of the premises.
- That on or about October 9, 2015, Contractor entered into a subcontract with Lien Claimant to furnish and supply lumber, millwork, and related building materials and supplies for improvement of the premises. The contract price for said lumber, millwork, and related building materials and supplies was in the amount of Forty-One Thousand Nine Hundred Seventy-One Dollars and Fifteen cents (\$41,971.15).

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- On October 9, 2015, Lien Claimant substantially completed all required by said 4 contract and extras to be done.
- Contractor is entitled to credits on account thereof as follows: \$3,771.48, leaving due, unpaid and owing to Lien Claimant, after all credits, the sum of \$38,199.67, for which, with interest, Lien Claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contract and Owner.
- Notice has been duly given to Owner, the Lenders and the Contractor as required by the Illinois Mechanics Lien act, 770 ILCS 60/24. On information and belief, notice has also been given to the Owner and others pursuant to 770 ILCS 60/5.

Or Or Lee Lumber & Building Material Corp. Rick Baumgarten, President STATE OF ILLINOIS COUNTY OF COOK

The Affiant, Rick Baumgarten, being first duly sworn on oath, states that he is President of Lee Lumber & Building Material Corp., Lien Claimant, that he has read the foregoing claim for mechanics lien and knows the contents thereof, and that the statements contained therein are true

and correct.

Subscribed and sworn to before me

day of June 2016

My commission expires May 15, 2018

OFFICIAL SEAL DELILAH F GUEL Notary Public - State of Illinois My Commission Expires May 15, 2018 This document prepared by a'd mail to:

Peter H. Honigmann

Corporate Litigation Counsel

Lee Lumber & Building Materiai Corp.

2587 North Elston Avenue

Chicago, IL 60647

P: (773) 509-6700 F: (773) 509-0190

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#### EXHIBIT "A"

### LEGAL DESCRIPTION OF PREMISES

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

Commonly known as: 410 East Margaret Street, Thornton, Illinois 60476

P.I.N.:

29-34-107-005(Underlying)

29-34-107-033(Underlying)

of County Clart's Office 29-34-107-036 (Lot 2 – New PIN for 2015 2<sup>nd</sup> Inst.)