

UNOFFICIAL COPY

Doc#: 1712308059 Fee: \$46.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2017 11:54 AM Pg: 1 of 8

**This instrument was prepared by
and after recording should be
mailed to:**

Kori M. Bazanos
Bazanos Law P.C.
115 S. LaSalle St., Ste. 2600
Chicago, Illinois 60603
(312) 578-0410

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

LMC Oak Park Holdings, LLC
CT Corporation System
208 S. LaSalle St., Ste. 814
Chicago, IL 60604

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

JP Morgan Chase Bank NA
ATTN: Manager Real Estate Group
700 North Pearl Street 13F
Dallas, TX 75201

VIA CERTIFIED MAIL R/R

Tishman Construction Corporation of Illinois
c/o CT Corporation System
208 S. LaSalle St., Ste. 814
Chicago, IL 60604

THE CLAIMANT, **ACProducts, Inc.**, a Delaware corporation, subcontractor, 3551 Plano Parkway 200, The Colony, TX 75056, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **LMC Oak Park Holdings, LLC**, owner, **JP Morgan Chase Bank NA**, mortgagee, (collectively "Owner"), **Tishman Construction Corporation of Illinois**, contractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

UNOFFICIAL COPY

1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Attached

P.I.N.: See Attached

which property is commonly known as Oak Park Station, 1132/1135 Westgate Street, Oak Park, Illinois 60301.

2. On information and belief, said **LMC Oak Park Holdings, LLC** contracted with **Tishman Construction Corporation of Illinois** for certain improvements to said premises.

3. Subsequent thereto, on or about April 18, 2016, **Tishman Construction Corporation of Illinois** entered into a subcontract with the Claimant to provide specially fabricated cabinets and related accessories.

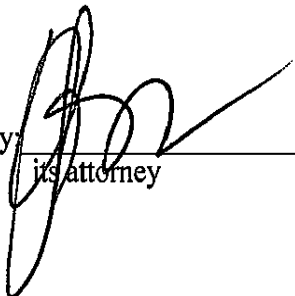
4. On March 15, 2017, **Tishman Construction Corporation of Illinois** wrongfully terminated the Claimant's subcontract.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Thirty-three Thousand Five Hundred Forty-eight and 01/100 Dollars (\$33,548.01)**, through the termination date, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **Thirty-three Thousand Five Hundred**

UNOFFICIAL COPY

Forty-eight and 01/100 Dollars (\$33,548.01) plus interest.

ACProducts, Inc., a Delaware corporation

By  _____
its attorney

Kori M. Bazanos
Bazanos Law P.C.
115 S. LaSalle Street, Suite 2600
Chicago, Illinois 60603
(312) 578-0410

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT

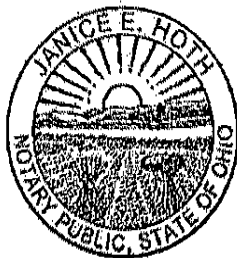
STATE OF Ohio)
) SS
COUNTY OF Cuyahoga)

The Affiant, Michael C. Brown, being first duly sworn, on oath deposes and states that he is an authorized representative of ACProducts, Inc., a Delaware corporation, that he has read the above and foregoing subcontractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: [Signature]
Agent (position)

SUBSCRIBED AND SWORN to
before me this 28th day
of April, 2017.
[Signature]
Notary Public

My commission expires: _____



JANICE E. HOTH
NOTARY PUBLIC
STATE OF OHIO
My Comm. Exp.
October 1, 2017

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description of the Project Property

Parcel 1:

The East Half of Lot 5 and all of Lots 6 and 7 (except the South 18-1/2 feet of said Lots 5, 6 and 7) in Block 1 in Whaple's Subdivision; also Lots 9 and 10 (except the South 18-1/2 feet thereof) in Hoard and Others' Subdivision of Lot 1 (except the North 100.00 feet thereof) in Niles Subdivision of Lots 10 to 16, both inclusive, and the West 13 feet of Lot 17 in Skinner's Subdivision, all of above being in the Southwest Quarter of the Northwest Quarter of Section 7, Township 29 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 and 2 in 1121-23 Lake Street Building Partnership Subdivision, a subdivision in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, Village of Oak Park, Cook County, Illinois.

Parcel 4:

The West 10 feet of Lot 11 (except the North 18 1/2 feet conveyed for street) in Hoard and Others' Subdivision of Lot 1 (except the North 100 feet) in Niles Subdivision of Lots 10 to 16 inclusive, and the West 13 feet of Lot 17 in Skinner's Subdivision of the Southwest corner of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Lot 8 (except the South 92 feet and except the North 18 1/2 feet conveyed for street) in Block 1 in Whaple's Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

That part of Lot 9 in Block 1 in Whaple's Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian lying North of a line described as follows:

Commencing at a point on the West line of Lot 9, 98.92 feet North of the North line of North Boulevard as occupied, thence East on a line parallel with the North line of North Boulevard 50.0 feet to the East line of Lot 9 (except the North 18 1/2 feet conveyed for street) in Whaple's Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

Lots 22, 23, 24 and the East 15 feet of Lot 25 in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

UNOFFICIAL COPY

The West 10 feet of Lot 25, all of Lot 26 and Lot 27 (except the West 6 inches thereof) in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The South 92 feet of Lot 8 in Block 1 in Whaple's Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, and the West 6 inches of Lot 27 in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

That part of Lot 9 in Block 1 in Whaple's Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of a line described as follows: Commencing at a point on the West line of Lot 9, 98.92 feet North of the North line of North Boulevard as occupied; thence East on a line parallel with the North line of North Boulevard 50.0 feet to the East line of Lot 9, all in Cook County, Illinois.

A strip of land 20 feet, more or less, lying immediately South of and adjoining the South line of Lots 8 and 9 in Block 1 in Whaple's Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, and North of North line of North Boulevard in Village of Oak Park as actually laid out and established, all in Cook County, Illinois.

Parcel 6:

The East 15 feet of Lot 11 (except the North 18.5 feet thereof) and all of Lots 12 and 13 (except the North 18.5 feet of each of said Lots) in Hoard and Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10, 11, 12, 13, 14, 15, 16 and the West 13 feet of Lot 17 in Skinner's Subdivision in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7:

Those portions of the alleys vacated pursuant to Ordinance No. 15-224 of the Village of Oak Park recorded March 9, 2016 as Document No. 1606916005 and as described and depicted on the Plat of Vacation recorded March 9, 2016 as Document No. 1606916006, in Cook County, Illinois, described as follows:

VACATION AREA NO. 1

That part of a 15 foot wide public alley lying North of Lots 5 to 10 inclusive, in and established by Hoard and Others Subdivision of Lot 1 (except the North 100 feet thereof) in Niles Subdivision of Lots 10 to 16 inclusive and the West 13 feet of Lot 17 of Skinners Subdivision of land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, and lying West of the Southerly extension of the East

UNOFFICIAL COPY

line of Lot 1 in 1121-23 Lake Street Building Partnership Subdivision, being a subdivision of the Northwest Quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded May 6, 1994 as Document No. 94413163, all in Cook County, Illinois.

VACATION AREA NO. 2

That part of a 15 foot wide public alley lying South of Lots 11 to 16 inclusive, North of Lots 22 to 27 inclusive and West of the Southerly extension of the East line of Lot 13, all in and established by Hoard and Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles Subdivision of Lots 10 to 16 inclusive and the West 13 feet of Lot 17 of Skinners Subdivision of land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13 East Of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY ADDRESS:

1133 Westgate Street &
1118 North Boulevard
Oak Park, Illinois 60301

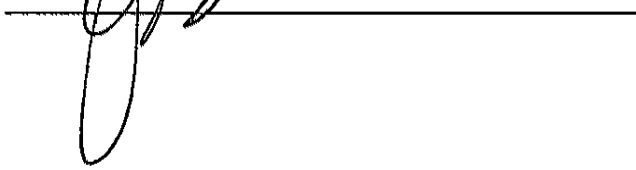
PERMANENT INDEX NUMBERS:

16-07-124-036-0000 (affects part of Parcel 1)
16-07-124-037-0000 (affects remainder of Parcel 1)
16-07-124-039-0000 (affects part of Parcel 2)
16-07-124-040-0000 (affects remainder of Parcel 2)
16-07-125-006-0000 (affects part of Parcel 4)
16-07-125-026-0000 (affects part of Parcel 4)
16-07-125-030-0000 (affects remainder of Parcel 4)
16-07-125-023-0000 (affects part of Parcel 5)
16-07-125-025-0000 (affects part of Parcel 5)
16-07-125-029-0000 (affects remainder of Parcel 5)
16-07-125-007-0000 (affects Parcel 6)

UNOFFICIAL COPY

CERTIFICATE OF SERVICE

I, Keri Bazameo, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanic's Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, as set forth above, and causing it to be deposited in the United States mail depository located at 115 S. LaSalle St., Chicago, Illinois 60603, on this 28 day of April, 2017 before 5:00 p.m.



Property of Cook County Clerk's Office