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ORIGINAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

STATE OF ILLINOIS)
) SS
COUNTY of COOK)

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2017 02:27 PM PG: 1 OF 3

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The undersigned lien claimant, WILLINGHAM COMMERCIAL KITCHEN DESIGN, INC., an Alabama corporation doing business as The Willingham Company ("Claimant"), located at 5804 Feldspar Way, Birmingham, Alabama 35244, hereby files its Original Contractor's Claim for Mechanic's Lien on the Property (as hereinafter described) and against the interest of 2010 N. Halsted, LLC ("Owner"), an Illinois limited liability company which maintains an office at 908 N. Halsted Street, Chicago, Illinois 60642; Owner's agent, Blue Door Farm Armitage, LLC, an Illinois limited liability company, which maintains an office at 908 N. Halsted Street, Chicago, Illinois 60642; Lakeside Bank, which maintains an office at 1055 W. Roosevelt Road, Chicago, IL 60609; and all other persons or entities having or claiming an interest in the below described real estate, and in support thereof states as follows:

1. In a deed recorded on February 22, 2007, Owner took ownership of the following described real estate in the County of Cook, State of Illinois and has maintained such ownership:

LOT 20 IN BLOCK 8 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29 THROUGH 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

commonly known as 2010 North Halsted Street, Chicago, Illinois, 60614, and having a permanent index number of 14-32-228-041-0000 and which is hereinafter together with all improvements referred to as the "Property."

2. Claimant made (the "Design Contract") on or about November 9, 2015 with Blue Door Farm Armitage, LLC, as agent of the Owner, pursuant to which Claimant agreed to provide all necessary labor, material and services for design services for kitchens, a pastry counter, and full bar at the Property for the original contract amount of \$11,700.00. On or about October 18, 2016, Claimant also contracted with Blue Door Farm Armitage, LLC ("Supply Contract"), as agent of the Owner, pursuant to which Claimant agreed to supply

CCRD REVIEW

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materials for the construction of kitchens, a pastry counter, and full bar at the Property for the original contract amounts of \$144,944.55.

3. The Contract was entered into by Gabe Garza, as Blue Door Farm Armitage, LLC's President, agent and representative, and as agent of Owner, and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized and/or knowingly permitted Gabe Garza to enter into the Contract with Claimant for the improvement of the Property.

4. Claimant substantially completed the work for which Claimant claims a lien. Claimant substantially completed its work pursuant to the Design Contract on October 15, 2016, and Claimant substantially completed its work pursuant to the Supply Contract on January 31, 2017.

5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **\$70,952.45**, which principal amount bears interest at the contractual rate of eighteen percent (18%) per annum, or alternatively at a rate of statutory rate of ten percent (10%) per annum. Claimant claims a lien on the Property, including all land and improvements thereon, any recorded or unrecorded leasehold interest, if any, in the amount of **\$70,952.45**, plus interest.

6. Claimant revokes any waiver of rights for which Claimant has not received payment.

IN WITNESS WHEREOF, the undersigned has signed this instrument on September 22 2017.

WILLINGHAM COMMERCIAL KITCHEN DESIGN, INC.,

By:  _____

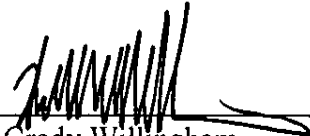
Grady Willingham, V.P. Design Development
Willingham Commercial Kitchen Design, Inc.,
d/b/a The Willingham Company


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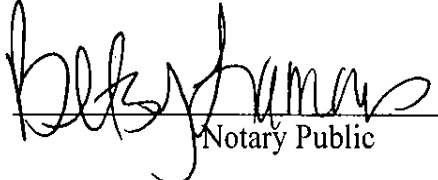
VERIFICATION

STATE OF ALABAMA)
) ss.
COUNTY of JEFFERSON)

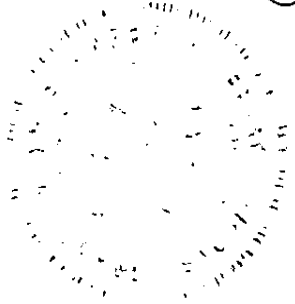
The affiant, Grady Willingham, being first duly sworn on oath, deposes and states that he is the Vice President of Design Development of Claimant; that he is authorized to execute this Original Contractor's Claim for Mechanic's Lien on behalf of Claimant; that he has read the foregoing Original Contractor's Claim for Mechanic's Lien and knows the contents thereof; and that all the statements therein contained are true.

By: 
Grady Willingham

Subscribed and sworn to before me this 
day of September, 2017


Notary Public

Betsy B. Lamons
Notary Public State of AL
My Comm. Expires March 27, 2021



Property of Cook County Clerk's Office