

UNOFFICIAL COPY

Doc#: 1729139013 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2017 09:27 AM Pg: 1 of 6

**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) 576-0410

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

VIA CERTIFIED MAIL R/R
10 South LaSalle Owner LLC
c/o CT Corporation System
208 S. LaSalle St., Ste. 814
Chicago, IL 60604

VIA CERTIFIED MAIL R/R
MB Financial Bank
c/o Real Estate
800 West Madison Street
Chicago, IL 60618

VIA CERTIFIED MAIL R/R
Wilmington Trust National Association
1100 North Market Street
Wilmington, DE 19890

VIA CERTIFIED MAIL R/R
Henry Bros. Co.
c/o Geore W. Ferrell, President
9821 S. 78th Avenue
Hickory Hills, IL 60457

THE CLAIMANT, **Dorma USA, Inc.**, now known as **Dormakaba**, having a principal place of business address at 1 Dorma Drive, Reamstown, PA 17567, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **10 South LaSalle Owner LLC**, owner, **MB Financial Bank**, tenant (collectively "Owner"), **Wilmington Trust National Association**, mortgagee, **Henry Bros Co.**, 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, **10 South LaSalle Owner LLC** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Attached

P.I.N.: 17-16-203-007; 17-16-203-008; 17-16-203-009;
17-16-203-010; 17-16-203-011

which property is commonly known as 10 South LaSalle Street, Chicago, IL 60603, and at all relevant times **MB Financial Bank** leased a portion of the premises, with an address of 2 South LaSalle Street, Chicago, IL 60603.

2. On information and belief, said Owner contracted with **Henry Bros Co.**, for certain improvements to said premises.

3. Subsequent thereto, on or about January 10, 2017, **Henry Bros Co.**, entered into a contract with Claimant to furnish and install one AL 2000 revolving door.


4. The Claimant completed its work under its contract on June 22, 2017, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Forty-four Thousand and 00/100 Dollars (\$44,000.00)** 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 **Forty-**

UNOFFICIAL COPY

four Thousand and 00/100 Dollars (\$44,000.00) plus interest.

Dorma USA, Inc., now known as Dormakaba

By:  _____
its attorney

Kori M Bazanos
Bazanos Law P.C.
115 S. LaSalle Street, Suite 2600
Chicago, Illinois 60603

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT

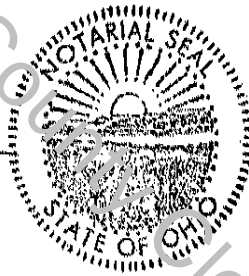
STATE OF OHIO)
) SS
COUNTY OF Cuyahoga)

The Affiant, Michael C Brown, being first duly sworn, on oath deposes and states that he is an authorized representative of Dorma USA, Inc., now known as Dormakaba 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 17 day of October, 2017.

[Signature]
Notary Public



BONNIE GOLDBERG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
January 21, 2022
Recorded in
Cuyahoga County

My commission expires: Jan 21, 2022

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:
THE WEST 1/3 OF LOT 3 BLOCK 95 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 2/3 OF LOT 3 AND THAT PART OF LOT 4 LYING WEST OF THE WEST LINE OF LASALLE STREET IN BLOCK 95 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 10 South LaSalle Street, Chicago, IL *60603*

Parcel ID: 17-16-203-007-0000; 17-16-203-008-0000; 17-16-203-009-0000;
17-16-203-0010-0000; 17-16-203-0011-0000

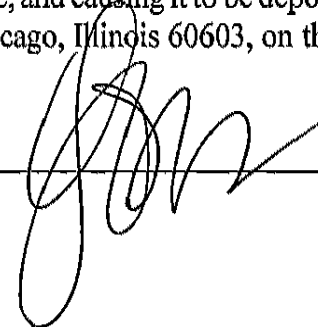
Reference No.: 2349.029
Matter Name: 10 South LaSalle Street
Pool: WFCM 2016-C32

County Clerk's Office

UNOFFICIAL COPY

CERTIFICATE OF SERVICE

I, Kori M. Bazanos, 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 Contractor's 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 17 day of October, 2017 before 5:00 p.m.



Property of Cook County Clerk's Office