

UNOFFICIAL COPY

Doc#: 1811601382 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2018 01:46 PM Pg: 1 of 2

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

Kats & Sons, Inc.

CLAIMANT

-VS-

South Kedzie 55 LLC
Starbucks Corporation
Parkway Bank and Trust Company
NOVAK CONSTRUCTION COMPANY

DEFENDANT(S)

The claimant, **Kats & Sons, Inc.** of Palos Hills, IL, 60465 County of **Cook**, hereby files a claim for lien against **NOVAK CONSTRUCTION COMPANY**, contractor of 3423 N. Drake Avenue, Second Floor, Chicago, IL and **South Kedzie 55 LLC** Chicago, IL 60611 **Starbucks Corporation (Lessee)** Seattle, WA 98134 {hereinafter collectively referred to as "owner(s)"} and **Parkway Bank and Trust Company** Harwood Heights, IL 60656 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on 7/9/2017, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **55th & Kedzie Retail 5501-5521 S. Kedzie Avenue Chicago, IL 60629**

A/K/A: **Lots 28 to 43, both inclusive, the North 0.92 feet of Lot 26 (except the East 10 feet) and Lot 27 (except the East 10.00 feet thereof) in Block 2 in Barnett Brother's Subdivision of the West 1/4 of the North 1/2 of the Northwest 1/4 of Section 13, Township 38 North, Range 13 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

A/K/A: **Tax# 19-13-100-045**

and **NOVAK CONSTRUCTION COMPANY** was the owner's contractor, or in the alternative, Lessee'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 7/9/2017, said contractor made a subcontract with the claimant to provide **labor and material for concrete construction work** for and in said

UNOFFICIAL COPY

improvement, and that on or about 11/8/2017 the claimant completed thereunder all that was required to be done by said subcontract.

The following amounts are due on said subcontract:

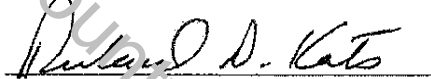
Original Contract Amount	\$169,500.00
Change Orders/Extras	\$13,567.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$151,832.70
Total Balance Due	\$31,234.30

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Thirty One Thousand Two Hundred Thirty Four Dollars and 30/100 (\$31,234.30) 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 April 12, 2018.

Kats & Sons, Inc.



Richard S. Kats President

Prepared By:

Kats & Sons, Inc.

11340 Southwest Highway,

Palos Hills, IL 60465

VERIFICATION

State of IL

County of Cook

The affiant, Richard S. Kats, 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.



Richard S. Kats President

Subscribed and sworn before me this April 12, 2018.



Notary Public's Signature

180439275 mIngc

