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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

VERIFIED NOTICE OF LIEN

**JSL BUILDING
RESTORATION
GROUP, INC. -
Claimant**

**Prepared by and After
Recording Mail To:**
Frank J. Marsico, Esq.
Watt, Tieder, Hoffar &
Fitzgerald, L.L.P.
10 S. Wacker Dr.
Suite 1100
Chicago, IL 60606



Doc# 1831034049 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/06/2018 01:35 PM PG: 1 OF 6

VERIFIED NOTICE OF LIEN **PURSUANT TO 770 ILCS 60/1, ET SEQ.**

Via Certified Mail
Return Receipt Requested
Delivery Limited to Addressee(s) Only

TO:

Milwaukee & Armitage, LLC
Agent: Illinois Corporation
Service Company
801 Adlai Stevenson Drive
Springfield, Illinois 62703

1980 Milwaukee, LLC
Agent: Illinois Corporation
Service Company
801 Adlai Stevenson Drive
Springfield, Illinois 62703

And

2199 Innerbelt Business Center Dr.
St. Louis, MO 63114

Principal Life Insurance Company
Agent: Corporation Service Company
505 5th Ave. Ste. 729
Des Moines, Iowa 50309

And

Principal Life Insurance Company
c/o Principal Real Estate Investors, LLC
Agent: Corporation Service Company
505 5th Ave. Ste. 729
Des Moines, Iowa 50309

And

801 Grand Avenue
Des Moines, Iowa 50392-1450

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Clayco, Inc.

Agent: Illinois Corporation
Service Company
801 Adlai Stevenson Drive
Springfield, Illinois 62703

Comcast of Chicago, Inc.

Agent: The Corporation Company
118 W. Edwards St. Ste. 200
Springfield, IL 62704

S and D Masonry, Inc.

Steven Schuessler – President
305 Industrial Lane
Wheeling, IL 60090

The following Notice is given pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/1 *et seq.*, including Sections 24 and 25 thereof, and is not intended to adversely reflect on the character, credit or capacity of any party named herein.

YOU ARE HEREBY NOTIFIED that the undersigned claimant JSL Building Restoration Group Inc. (“Claimant”), an Illinois Corporation, with a principal address at 10201 Franklin Ave., Franklin Park, Illinois 60131, hereby provides its verified notice of lien claim pursuant to Sections 24 and 25 of the Illinois Mechanics Lien Act, 770 ILCS 60/1 *et seq.* and claims and/or intends to claim a lien against Milwaukee & Armitage, LLC (hereinafter referred to as “Current Owner(s)”), 1980 Milwaukee, LLC a/k/a CRG Acquisition, LLC (hereafter referred to as “Previous Owner(s)”), Clayco, Inc. (hereinafter referred to as “Clayco” and/or “Contractor”), Principal Life Insurance Company (hereinafter referred to as “Lender”), Comcast of Chicago, Inc., and S and D Masonry, Inc., and any persons claiming an interest in and upon the following Real Estate whether known or unknown, and whether recorded or unrecorded, pursuant to 770 ILCS 60/1, *et seq.* as amended from time to time, and in support thereof states as follows:

That on August 8, 2017, said Previous Owner(s) owned the following, described land (hereinafter “Real Estate”), and that on September 7, 2017, said Previous Owner(s) conveyed said following, described Real Estate to Current Owner(s) under Document #1725019029 recorded in the County of Cook, State of Illinois, to wit:

Street Address(es): 1970 N. Milwaukee Ave. Chicago, IL 60647
1980 N. Milwaukee Ave. Chicago, IL 60647
1984 N. Milwaukee Ave. Chicago, IL 60647
1986 N. Milwaukee Ave. Chicago, IL 60647
2435 W. Armitage Ave. Chicago, IL 60647

A/K/A: See Attached Exhibit “A” for Legal Description

A/K/A: Tax #/PINs:
13-36-404-020-0000
13-36-404-021-0000
13-36-404-022-0000
13-36-404-025-0000
13-36-404-034-0000

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YOU ARE FURTHER NOTIFIED that on or about August 8, 2017, Claimant, as Subcontractor, entered into an agreement ("Subcontract") with Clayco, Inc., as Contractor, to provide certain improvements to the aforementioned Real Estate, including for the project known as "102646 – 1980 N. Milwaukee – 1980 N. Milwaukee Chicago, IL 60647" (hereinafter the "Project") with such Real Estate being located in the City of Chicago, Cook County, Illinois.

YOU ARE FURTHER NOTIFIED that at the time that Claimant entered into the Subcontract with Clayco, Clayco represented and held itself out as the Contractor and/or general contractor of the Project, by and through a separate previous contract between Contractor and Previous Owner and Current Owner. Claimant performed its Contract for the Improvement of the Real Estate with the knowledge, authorization and/or consent of Previous Owner and Current Owner, and/or any and all other owner(s) of and/or agents of any and all such other owner(s) for the Project. The furnishing and/or serving of the instant Notice of Lien Claim shall not be construed to be an admission of any fact or waiver of any right, defense or remedy that Claimant has as an original contractor and/or as a subcontractor under Illinois law, nor shall the furnishing and/or serving of the instant Notice of Lien Claim constitute or be construed as an admission by the lien Claimant that its status is that of subcontractor if it is later or at any other time determined that the party or parties with whom the lien Claimant contracted was/were the owner(s) or agent(s) of the owner(s).

YOU ARE FURTHER NOTIFIED that Claimant did provide certain labor, material and other services pursuant to Contract for the improvement of the Real Estate, including but not limited to the preparation, installation and/or restoration of masonry brick and block. Claimant last performed lienable services on the Project on August 8, 2018.

YOU ARE FURTHER NOTIFIED that as of the date hereof, there is due, unpaid, and owing to the Claimant, after allowing all credits/payments to date, the principal sum of \$216,609.75 which principal amount bears interest at the statutory rate of ten (10) percent per annum.

Original Contract Amount:	\$230,000.00
Change Orders/Extras:	\$57,971.38
Credits:*	\$0.00*
<u>Payments to Date:</u>	<u>\$571,361.53</u>
TOTAL BALANCE DUE (Exclusive Attys Fees, Interest):*	\$216,609.75*

*NOTE: Although Claimant is claiming the net amount/balance due of \$216,609.75, Claimant has offered to Clayco/Current Owner, solely to incentivize prompt payment, to provide a credit in the amount of \$31,500.00, which is strictly conditional upon Claimant receiving the total sum of \$185,109.75 by no later than December 6, 2018. In the event Claimant does in fact receive the total sum of \$185,109.75 by no later than December 6, 2018, Claimant will refrain from recording a Mechanics Lien Claim against the aforementioned Real Estate pursuant to 770 ILCS 60/7. Claimant otherwise fully reserves any and all rights that it has under the Illinois Mechanics Lien Act, 770 ILCS 60/1 *et seq.* and/or as otherwise provided to it under controlling law.

YOU ARE FURTHER NOTIFIED that Claimant hereby does and/or intends to claim a lien on the Real Estate, including all land, improvements, beneficial interests, leaseholds, surface,

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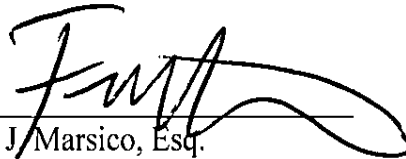
subsurface and/or other rights, recorded and/or unrecorded thereon for the furnishing of lienable professional services in the amount of \$216,609.75, plus interest and attorneys' fees.

YOU ARE FURTHER NOTIFIED that to the extent permitted by law, all waivers of lien heretofore given, if any, by the undersigned Claimant, in order to induce payment not received, are hereby revoked. Claimant's acceptance of payment(s) by any owner(s), agent(s) of any owner(s), other contractors and/or any other party(ies), but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

Dated this 6th day of November, 2018.

JSL Building Restoration Group, Inc.

By: _____


Frank J. Marsico, Esq.

Attorney and Duly Authorized Agent for
JSL Building Restoration Group, Inc.

This document was prepared by Frank J. Marsico, Esq. of Watt, Tieder, Hoffar & Fitzgerald, L.L.P., 10 South Wacker Drive, Suite 1100, Chicago, Illinois 60606.

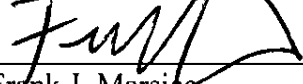
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State of Illinois)

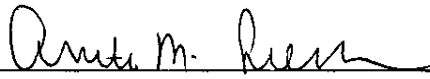
County of Cook)

The affiant, Frank J. Marsico, Esq., being first duly sworn, on oath deposes and says that he is the attorney and duly authorized agent for JSL Building Restoration Group, Inc., the Claimant, that he is authorized to sign this Affidavit as attorney and duly authorized agent on behalf of Claimant and its foregoing notice of claim for mechanics lien, that he has read the foregoing notice of claim for lien and knows the contents thereof, and that all the statements therein contained are true to the best of his knowledge, information and belief.

Dated this 6 th day of November, 2018. By: 

Frank J. Marsico
Attorney and Duly Authorized Agent for
JSL Building Restoration Group, Inc.

SUBSCRIBED and SWORN to
before me this 6th day of November, 2018.


Notary Public



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EXHIBIT A Legal Description

PARCEL 1:

LOTS 1 THROUGH 4 IN P. BANDOW'S RESUBDIVISION OF LOTS 3, 4 AND THE NORTHWEST 1/2 OF LOT 5 IN BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 6 AND 7 AND THE SOUTHEASTERLY 1/2 OF LOT 5 IN JOHNSTON'S SUBDIVISION OF BLOCK 1 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1980 N. Milwaukee Avenue, Chicago, Illinois 60647

PINs: 13-36-404-020-0000 (affects Parcel 2)
13-36-404-021-0000 (affects Parcel 1 Lot 1)
13-36-404-022-0000 (affects Parcel 1 Lot 2)
13-36-404-025-0000 (affects Parcel 3)
13-36-404-034-0000 (affects Parcel 1 Lots 3 and 4)