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This Document Prepared By and After Recording Return to: Andrew E. Kolb, Esq. Vanek, Larson & Kolb, LLC 200 W. Main Street St. Charles, IL 60174 630-513-9800



Doc# 1834134065 Fee ≇32.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/07/2018 02:17 PM PG: 1 OF 4

TOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

VIA CERTIFIED MAIL R/R

Franchise Realty Investment Trust – I P.O. Box 182571 Columbus, OH 43218

VIA CERTIFIED MAIL R/R

McDonald's Corporation P.O. Box 187

VIA CERTIFIED MAIL R/R

Day and Night Solar, LLC 1605 East Port Plaza Drive #135 Collinsville, IL 62234

STATE OF ILLINOIS)) ss. COUNTY OF COOK)

204 COUNTY CLOSETY'S NO The claimant, KELSO-BURNETT CO., with offices at 5200 Newport Drive, Rolling Meadows, Illinois 60008, (hereinafter referred to as "Subcontractor") hereby claims a Fen against DAY AND NIGHT SOLAR, LLC of 1605 East Port Plaza Drive #135, Collinsville, IL 62/24 (hereinafter referred to as "General Contractor"), and Franchise Realty Investment Trust-IL Baltimore, MD 21202, McDonald's Corporation Chicago, IL 60607, and McDonald's USA, LLC Chicago, IL 760607 (hereinafter collectively referred to as "Owner"), and any other persons claiming an interest in the premises herein as states:

- 1. That as of the date set forth in paragraph 3 below, and at all other times relevant hereto, the Owner owned all of the real estate commonly known as 600 N. Clark Street, Chicago, Cook County, Illinois 60610, which real estate is legally described as on Exhibit 1 attached hereto (hereinafter referred to as the "Premises").
- 2. That on information and belief, as of and after the date set forth in paragraph 3 below, and at all other times relevant hereto, Day and Night Solar, LLC, with offices in Collinsville, Illinois (hereinafter called the "General Contractor") was the Owner's general contractor for the improvement of the Premises.



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- 3. That on or about February 9, 2018 Subcontractor entered into a contract with the General Contractor to provide labor and installation services for solar panels, communications equipment, electronic cables, wiring, and conduit and in said improvement.
- 4. That on or about September 7, 2018 Subcontractor did complete thereunder all that was required to be done by said subcontract thereby fully performing Subcontractor's contractual obligations.
 - 5. The following amounts are due on said Subcontract:

Original Contract Amount: \$298,500 Change Orders / Extras \$170,821.35 Credits \$0.00 Work not Performed. \$0.00 Payments: \$379,771.35 Total Balance Due \$89,550.00

That there is presently due and owing to the Subcontractor under its said contract with the General Contractor, including all extras, and after allowing all credits justly due, the sum of EIGHTY NINE THOUSAND FIVE HUNDRED FIFTY and NO/100 DOLLARS (\$89,550.00) for which, with interest, the Subcontractor claims a lien on and against the Premises and all improvements thereon and on the moneys or other considerations due or to become due from the Owner under the aforesaid contract, against said General Contractor and Owner, and against the creditors and assignees and personal and legal representatives of each of the foregoing.

DATED: This 4 day of December 2018

KELSO-BURNETT Co., a Delaware corporation

James Smith. Secretary/Treasure

STATE OF ILLINOIS
) ss.
COUNTY OF Coch
)

VERIFICATION

The undersigned, James Smith, being first duly sworn on oath, states that he is the Secretary/Treasurer of Subcontractor; that he has read the foregoing claim for lien and knows the contents thereof, and that all of the statements therein are true and correct.

James Smith

Subscribed and sworn to before me this the day of December 2018

Notary Public

OFFICIAL SEAL
NICOLE JOFFE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/16/21

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LEGAL DESCRIPTION

PARCEL 1:
LOTS I THROUGH 4, BOTH SICLUSVE IN THE RESLEDATION OF LOTS 6, 7 AND 8 AND THE
SOUTH ILD FOOT OF LOT 8 IN MILETT AND STEMEN'S SUBDIMISON OF BLOCK 18 M WILDOTT'S
ADDITION TO CHICAGO IN SECTION 0, TOWNSOLP 36 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERCHAN, IN COCK CURTY, ILLINOIS.

PARCEL 20 LOTS 1, 2, 3, 4 AND LOT 8 EXCEPT THE SOUTH LOS FOOT, IN WILLETT AND STEVEN'S SUBSIMISON OF BLOCK 19 IN INCLOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANCE 14, EAST OF THE TIGHTD PRINCIPAL MERICIAN, IN COOK COUNTY, BLUNCS.

PARCEL 3: LOTS ID AND TO IN THE SUBDIVISION OF BLOCK 15, IN MOLECULE ADDITION TO CHECADO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHOP JU NORTH, RANCE 14, EAST OF THE THEOD PHONOIPAL MERCUMA, ON COOK COUNTY, BLANCES.

PARCEL 4:

LOTS 18, 18 AND 20 (EXCEPT THAT PART OF SAID LOTS LYING BETWEEN THE EAST LINE OF NORTH LABALLE STREET AND A LINE 14.00 FEET EAST OF AND PARALLE, WITH THE EAST LINE OF NORTH LABALLE STREET) TAKEN FOR MEDIBING OF NORTH LABALLE STREET, TAKEN FOR MEDIBING OF NORTH LABALLE STREET, THOSE CASE MAJBER SIZEZ COUNTY COURT IN THE RESURDINGON OF BLOCK 19 OF WILCOTTS ADDITION TO OCCADO, IN SECTION 8, TOWNERS 39 HORTH, RANGE 14 EAST OF THE THEOLOGY AND MEDIBING AND THE LABOUR.

PARCEL 5:

LUTS 11, 22, 23 AND 24 P IN LETT AND STEVEN'S SUBDIVISION OF BLOCK IP IN INCLICATES ADDITION TO CHECAGO, P IN E ST 1/2 OF SIC MORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANCE 14 EAST OF II..., THEO PRINCIPAL MERICIAN, IN COOK COUNTY, ELEKOIS.

LOTS II AND 12 IN SUBDIVISION / BU ON 19 IN WILLOUTT'S ADDITION TO CREATED IN SECTION 0. TOWNSHIP 39 NORTH, RANGE 14 LIST OF THE THREE PRINCIPAL MERIDIAN, IN COOK COUNTY, BLANCIS.

PARCEL 7:

LOTE 18 AND 17 BY WILLETT AND STEVEN'S VID. STORE OF BLOCK 18 DE HOLOUTT'S ADDITION TO CHECAGO BY SECTION S, TOWNSHE 39 NORTH, AND AT 17 EAST OF THE DORD PROMOTE ALL DESCRIPTION OF ANY THE CLY OF CHICAGO (ALMODEA: CORPORATION) FOR HODOGRO LASALLE STREET, IN COOK COUNTY, ILLING 3.

PARCOL &

THAT PART OF THE MORTH-SOUTH 10 FOOT PUBLIC ALLEY LYING LIST OF THE EAST LINE OF

LOTS IS, IS, AND 20 LYNOWEST OF THE REST LINE OF LOT 21; AND SOUTH OF A LINE

DRAWN FROM THE HORTHAST CORDING OF LOT 20 TO THE ROS.". CORNING OF LOT 21; AND

LYNO ROBIN OF THE EASTWARELY EXTENSION OF THE SOUTH LINE OF LOT 19 ALL N

EUROMASON OF ELDOX IS IN WOLLDT'S ADDITION TO CHOOSE IN THE LY 1/2 OF THE

ROBINSAST 1/4 OF SECTION 8, TOWNSHIP 38 HORTH, RANGE 14 EAST O THE TURD PRINCIPAL

MERIDIANS.

AL SO:

ALL DIAT PART OF THE MORTH-SOUTH TO FOOT PURELY ALLEY LINES NEST OF THE MEST LIP OF LOSS 1-TO & BOTH HIGLIGHE, IN SURDINGSON OF BLOCK 19 APPENDIXTHORDS, LIP OF THE MEST LIP OF THE MEST LIPE OF LOTS 1 TO 4, BOTH DICKLENCE, IN SUBDIMISION OF BLOCK 19 APPENDIXTHORDS, LYING EAST, THE SOUTH 1 FOOT OF LOTS 8 IN SUBDIMISION OF BLOCK 19 APPENDIXTHORDS, LYING EAST, THE SEAT LIPE OF LOTS 9 AND IS AND EAST OF A LINE DRAWN FROM THE MORTHEAST CONSER OF LOT 1 TO THE MORTHEAST CONSER OF LOT 2 TO THE MORTHEAST CONSER OF LOT 3 A LINE DRAWN FROM THE SOUTHMEST CONSER OF LOT 1 IN SUBDIMISION OF LOTS 0, 7, AND 8 AND THE SOUTH 1 FOOT OF LOT 3 APPRECIABILITIES.

ALL THAT PART OF THE EAST-WEST PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOTS 3 AND 10; LYING BOUTH OF THE SOUTH LINE OF LOTS 23 AND 19; LYING WEST OF A LINE DRAWN FROM THE NORTHELEST CORNER OF LOT 24; AND LYING LYING WEST OF A LINE DRAWN OF LOT 24; AND LYING WEST OF A LINE DRAWN OF LOT 25 AND 19; LYING WEST OF A LINE DRAWN OF LOT 25 AND 19; LYING WEST OF A LINE DRAWN OF LOT 25 AND 19; LYING WEST OF A LINE DRAWN OF LOT 25 AND 19; LYING WEST OF

LOTS 13 TO 15 (EXCEPT THAT PART THEREOF TAKEN FOR MUDERNS OF LA BALLE STRUET) IN WILLEST AND STEPHEN'S SURDIVISION OF BLOCK 19 (N BOLCOST'S ACUTION TO CHECAGO, IN SECTION 8. FORMSHIP 39 NORTH, RANCE 14 EAST OF THE THEO PRINCIPAL MERIDAN, IN COOK COUNTY, ELINOIS.

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PARCEL 10

PUBLIC ALLETS VACATED BY CROMANCE PASSED JALY 2, 1997 AND PARTICALPHY DISCORDED AS BALF PAST OF THE MORTH-SCANINI IN FOOT PUBLIC ALLEY LYING EAST OF THE BLAST LAND A FOLIAGE STATE TO 17, BOTH INCLUSIVE, LYING MEST OF THE MEST LIKE OF LIGHT 12 AND 2 AND A IDE DRAWN FROM THE MORTH-SCANINEST CORNER OF LOT 21, LYING MORTH OF A LIBE ORAWN FROM THE SOUTHWEST CORNER OF LOT 12 TO THE SOUTHWEST CORNER OF LOT 13 TO THE SOUTHWEST CORNER OF LOT 13 TO THE SOUTHWEST CORNER OF LOT 13 AND LYING SOUTH OF THE EASTERLY EXTENDED ON OF THE MORTH-LIBE OF LOT 14 ALL OF SURDINGHOUND OF BLOCK 13 TO MOLOGINE AND CORNER OF LOT 14 MOLOGITE ADDITION TO OFCADIO IN THE EAST HALF OF THE MORTH-LIBE OF LOT 15 AND LYING SECTION BY MORTH-LIBE AND THE MORTH-LIBE OF THE TORD

11 40

THAT PART OF THE EAST-WEST PUBLIC ALLEY LYNG NORTH OF THE NORTH LINE OF LOTS 11 AND 12 LYNG SCUTH OF THE SOUTH LINE OF LOTS 21 AND 22 LYNG SAST OF A LINE DRAWN FROM THE NORTHWEST CORRECT OF LOT 12 TO THE SOUTHWEST CORRECT OF LOT 11 TO THE SOUTHWEST CORRECT OF A LINE DRAWN FROM THE NORTHWEST CORRECT OF LOT 11 TO THE SOUTHWEST CORRECT OF LOT 12 ALL IS SUBPRISED OF SCOK 15 M WILCOST'S ADDITION TO CHECAGO IN THE EAST HALF OF THE NORTHWEST GUARTES OF SECTION 4, TOWNSHIP 38 NORTH, RAHEE 14, EAST OF

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