

# UNOFFICIAL COPY

Form No. 205R AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922 Jan. 1995



\*1905113021\*

Doc# 1905113021 Fee \$34.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2019 11:15 AM PG: 1 OF 6

## SUBCONTRACTOR'S CLAIM FOR LIEN

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STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

LAB Development d/b/a Connexion

Claimant

v.

AH-1340 Astor LLC; ABB Electric, Inc.;

(The Above Space For Recorder's Use Only)

PNC Bank; AH-1340 Astor ML LLC and Group Fox Property Management

Defendant

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$26,424.69

The Claimant LAB Development d/b/a Connexion of the City of Buffalo Grove County of Lake State of Illinois hereby file a notice and Claim for Lien against ABB Electric Inc., the electrical sub-Contractor of the City of Chicago County of Cook State of Illinois, and AH-1340 Astor LLC and AH-1340 Astor ML LLC owners of the property commonly known as: 1340 N. Astor Street, Chicago County of Cook State of Illinois ("Job Site")

That on the 24th day of February, 2017 19, said last named person w. as the owner of the following described land in the County of Cook, State of Illinois to wit:

See Legal Description and PIN # attached hereto as Group Exhibit A.

in Section 3, Township 39 North, Range 14, and their Contractor for the improvement thereof.

That on the 30th day of August, 2018 19 said Contractor made a subcontract with the Claimant to (1) provide electrical good and supplies ("electrical supplies") to the Job Site for the total price of \$56,746.59.

for and in said improvement, and that, on the 30th day of November, 2018 19 the Claimant completed thereunder (2) delivery of all electrical supplies to the Job Site.

JB

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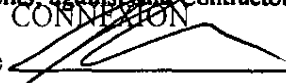
Subcontractor's Claim for Lien

\*That, at the special instance and request of said Contractor\_\_\_\_, the Claimant\_\_\_\_ furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ \_\_\_\_\_ as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit \_\_\_\_\_, and did complete the same on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_.

That neither said owner, nor his agent, architect or superintendent can, upon reasonable diligence, be found in said County so as to serve upon either of them personally a notice hereof in accordance with the statute in such cases made and provided.

That said Contractor is entitled to credits on account thereof as follows: \$30,321.90

leaving due, unpaid and owing to the Claimant\_\_\_\_, after allowing all credits, the sum of \$ 26,424.69 for which, with interest, the Claimant\_\_\_\_ claim\_\_\_\_ a lien on said land and improvements, against said Contractor\_\_\_\_ and owner\_\_\_\_.

Signature   
Michael Nuccio-CFO

(If a firm, sign firm name.)

(1) State what the claimant\_\_\_\_ was to do (2) "All required said contract to be done:" or "delivery of materials to the value of \$ \_\_\_\_\_" or "labor to the value of \$ \_\_\_\_\_" as fully set forth in an account thereof, herewith filed and made part hereof, marked Exhibit \_\_\_\_\_.  
\* if extras, fill out; if no extras, strike out.


**Mail to:** David B. Pogrund  
Name Stone Pogrund & Korey LLC  
Address 1 East Wacker Drive, Suite 2610  
Chicago, IL 60601

**This instrument prepared by** David B. Pogrund  
Name Stone Pogrund & Korey LLC  
Address 1 East Wacker Drive, Suite 2610  
Chicago, IL 60601

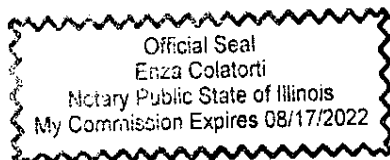
STATE OF ILLINOIS }  
COUNTY OF Cook } SS

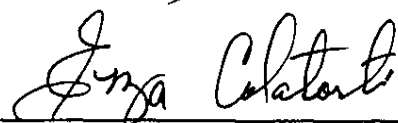
The Affiant Michael Nuccio  
being first duly sworn on oath deposes and says, that he is the CFO

of the Claimant\_\_\_\_; that he has read the foregoing notice and Claim for Lien, knows the contents hereof, and that all the statements therein contained are true.

  
Michael Nuccio

Subscribed and sworn to before me this 1st day of February 2019 A.D. 19\_\_\_\_.



  
Notary Public

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

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I, **DAVID B. POGRUND**, being first duly sworn on oath, depose and state as follows:

1. That I am one of the attorneys and agents of **LAB Development, LLC d/b/a Connexion** and I am authorized to make this Affidavit.

2. That on February 4, 2019, I sent a copy of this Subcontractor's Notice and Claim for Lien to the following entities at the addresses listed below by depositing same in the U.S. Mail, proper postage prepaid, **Certified Mail, Return Receipt Requested, Restricted Delivery and Regular First Class Mail.**

3. See below:

### NOTICE LIST

#### GENERAL CONTRACTOR:

Group Fox Property Management  
411 E. Illinois, Suite #80  
Chicago, IL 60611  
Attn: Genaro Holguin

#### ELECTRICAL SUB-CONTRACTOR:

ABB Electric Inc. c/o  
Manuel Barrera, R/A  
4453 N. Marrimac  
Chicago, IL 60639

#### OWNERS:

AH-1340 Astor LLC  
1340 N. Astor Street  
Chicago, IL 60610

#### LENDER:

PNC Bank  
100 West Randolph, Suite 120  
Chicago, IL 60601

AH-1340 Astor LLC c/o  
Matthew O'Kane, R/A  
411 E. Illinois Street, Suite #80  
Chicago, IL 60611

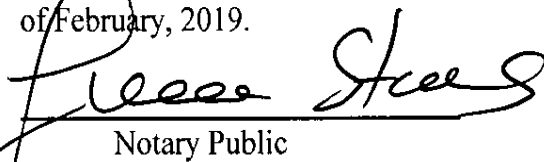
AH-1340 Astor ML LLC  
1340 N. Astor Street  
Chicago, IL 60610

AH-1340 Astor ML LLC c/o  
Matthew O'Kane, R/A  
411 E. Illinois Street, Suite #80  
Chicago, IL 60611



David B. Pogrund

**SUBSCRIBED** and **SWORN** to  
before me this 4 day  
of February, 2019.

  
Notary Public



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## EXHIBIT "A" Legal Description

**For APN/Parcel ID(s): 17-03-104-019-0000**

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TRACT A:

LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 IN ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT B:

PARCEL 1:

THE NORTH 35 FEET OF THE SOUTH 75 FEET OF LOT 4 IN ASTOR'S ADDITION TO CHICAGO, OTHERWISE DESCRIBED AS LOT 4 AND THE NORTH 10 FEET OF LOT 5 IN COUNTY CLERKS DIVISION OF LOTS 3 AND 4 OF ASTOR'S ADDITION TO CHICAGO, EXCEPTING FROM SAID PREMISES THAT PART OF SAID PREMISES DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 5, 107.45 FEET EAST OF THE WEST LINE OF SAID LOT 5; THENCE NORTH 11 FEET; THENCE EAST 26.45 FEET TO THE EAST LINE OF SAID LOT 4 IN COUNTY CLERKS DIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 4 AND 5, 10.8 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 5; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 5; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 10 FEET OF SAID LOT 5 TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 40 FEET OF LOT 4 IN ASTOR'S ADDITIONS DESCRIBED AS FOLLOWS:

COMMENCING AT A PONT IN THE WEST LINE OF SAID LOT 4, 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ON THE LINE PARALLEL TO THE SOUTH LINE OF LOT 4, 107.45 FEET; THENCE SOUTH 4.47 FEET; THENCE WEST 8.15 FEET TO A POINT 4.52 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4 THENCE WEST 79.5 FEET TO POINT 4.42 FEET DUE SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4; THENCE WEST ON A LINE PARALLEL TO AND 4.42 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4, 10.8 FEET, MORE OR LESS, TO THE WEST LINE OF LOT4, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 AND 4.42 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 35 FEET OF THE SOUTH 75 FEET OF LOT 4 IN ASTOR'S ADDITION TO CHICAGO BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH 35 FEET 107.45 FEET EAST OF THE WEST LINE OF SAID LOT 4, BEGINNING AT THE WEST FACE OF A BRICK BARN; THENCE NORTH ALONG THE WEST FACE OF SAID BARN 11 FEET TO THE NORTH FACE BARN'; THENCE EAST ALONG THE NORTH FACE OF SAID BARN 26.45 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG THE EAST

EXHIBIT A

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## EXHIBIT "A"

### Legal Description

LINE OF SAID LOT 4, 10.8 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 35 FEET TO THE SOUTH 75 FEET OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 35 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THE SOUTH 40 FEET OF LOT 4 IN ASTOR'S ADDITION TO CHICAGO, EXCEPTING FROM SAID SOUTH 40 FEET THAT PART BOUNDED DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4, 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT, 107.45 FEET TO THE WEST FACE OF A BRICK BARN; THENCE SOUTH ALONG THE WEST FACE OF SAID BARN, 4.47 FEET TO THE NORTH FACE OF A STONE WALL; THENCE WEST ALONG THE NORTH FACE OF SAID WALL, 80.15 FEET TO THE NORTHEAST CORNER OF A STONE HOUSE (THE NORTHEAST CORNER OF SAID HOUSE BEING 4.52 FEET DUE SOUTH OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 4); THENCE WEST ALONG THE NORTH FACE OF SAID STONE HOUSE, 79.5 FEET TO THE NORTHEAST CORNER OF SAID HOUSE (THE NORTHWEST CORNER OF SAID HOUSE BEING 4.42 FEET DUE SOUTH OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 4); THENCE WEST ON A LINE PARALLEL WITH AND 4.42 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 4, 19.8 FEET MORE OR LESS, TO THE WEST LINE OF SAID LOT 4; AND THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, 4.42 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 5:

LOT 31 (EXCEPT THE NORTH 6/10THS OF A FOOT THEREOF) IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 6:

THE NORTH 0.60 FEET OF LOT 31 AND THE SOUTH 29.40 FEET OF LOT 32 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### TRACT C:

THE SOUTH 27 FEET OF THE NORTH 51.2 FEET OF LOT 32 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### ALSO KNOWN AS:

#### TRACT A:

LOTS 3, 4, 5 AND 6 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT "A"**  
Legal Description

TRACT B:

LOTS 31 AND 32 (EXCEPT THE NORTH 24.20 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF LOT 32) IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office