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Doc# 1905855098 Fee \$33.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2019 01:39 PM PG: 1 OF 5

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

To:

Cornerstone Centre, LLC (Owner)
14400 S. John Humphrey Dr., #200
Orland Park, IL 60462

350 Brewing Company, LLC
(Lessee/Contractor)
7144 W. 183rd St.
Tinley Park, IL 60477

Old Plank Trail Community Bank, NA
(Mortgagee)
20012 S. Wolf Rd.
Mokena, IL 60448

JP Morgan Chase, NA (2nd Mortgagee)
P.O. Box 9178
Coppell, TX 75019-9178

Unknown Owners
Non-record Claimants

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

The Claimant, PORTLAND KETTLE WORKS, LLC, an Oregon Limited Liability Company, of 2401 NW 22nd Ave., Portland, OR 97210, hereby files its notice and claim for lien against CORNERSTONE CENTRE, LLC (Owner), of 14400 S. John Humphrey Dr., #200, Orland Park, IL 60462, 350 BREWING COMPANY, LLC (Lessee/Contractor) of 7144 W. 183rd St., Tinley Park, IL 60477, Old Plank Trail Community Bank, NA, (Mortgagee), 20012 S. Wolf Rd., Mokena, IL 60448, JP Morgan Chase, NA (2nd Mortgagee), P.O. Box 9178, Coppell, TX 75019-9178, Unknown Owners, Non-record Claimants, and any persons claiming to be interested in the premises herein, and states:

1. That on or about January 9, 2018, the Owner owned the following described land (the property) in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION, COMMON ADDRESS AND
PERMANENT INDEX NUMBERS ATTACHED, MARKED EXHIBIT A.

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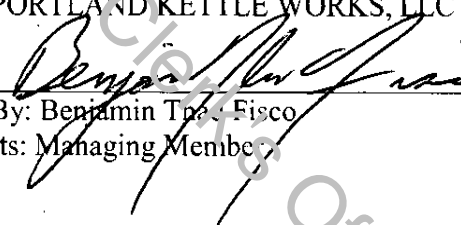
and 350 Brewing Company, LLC was the Owner's Lessee/Contractor who was authorized by Owner to contract for the improvement thereof.

2. That on or about January 9, 2018, pursuant to the authority of Owner, the Lessee/Contractor made a certain written contract with the Claimant to supply all labor, materials, preparation and job supervision necessary to complete the delivery and installation of a turnkey beer brewing system, including, but not limited to, the manufacture, delivery, installation, and preparation/training service with various tradesmen by technical experts on operation, from delivery to installation, of the above-mentioned beer brewing system for the original contract price of \$471,569.00 plus shipping and handling.

3. On or about July 2018, claimant began its work at the property and on November 29, 2018 Claimant completed all work required to be done by the written contract.

4. That after allowing all credits for payments made by Lessee/Contractor, the sum of \$100,263.35 is due to Claimant, for which, with interest, the Claimant claims a lien against the Owner, Lessee/Contractor, Mortgagee, 2nd Mortgagee, Unknown Owners and Non-Record Claimants, on the property, land and improvements and on the money or other consideration due or to become due from the Owner.

PORTLAND KETTLE WORKS, LLC


By: Benjamin T. Fisco
Its: Managing Member

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AFFIDAVIT

STATE OF OREGON)
)
COUNTY OF Multnomah) ss.

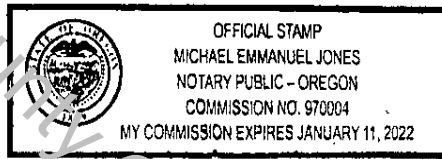
The affiant, Benjamin Thad Fisco, being first duly sworn on oath, deposes and says that he is the Managing Member of PORTLAND KETTLE WORKS, LLC, an Oregon Limited Liability Company, the lien claimant, that he has read the foregoing subcontractor's notice and claim for lien and knows the contents thereof, and that all the statements therein contained are true.

SIGNED this 22 day of Feb, 2019.

Benjamin Thad Fisco
Affiant

Subscribed and sworn to before me this
22 day of Feb, 2019.

Michael Emmanuel Jones
Notary Public



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EXHIBIT A

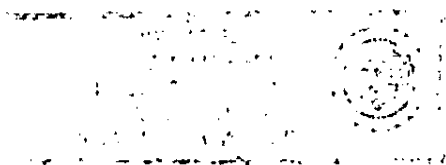
LEGAL DESCRIPTION

**CLAIM FOR LIEN, PORTLAND KETTLE WORKS, LLC v.
CORNERSTONE CENTRE, LLC, 350 BREWING COMPANY, LLC, et al.**

LOTS 2 AND 3 IN CORNERSTONE CENTRE, BEING A RESUBDIVISION OF PART OF ELMORE'S HARLEM AVENUE ESTATES AND PART OF GLEN SWILLY TOWNHOMES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THAT PART TAKEN FOR THE WIDENING OF HARLEM AVENUE AND 183 RD STREET AS PER DOCUMENT NO. 19877126, IN COOK COUNTY, ILLINOIS.

Property Address: 7144 W. 183rd. St., Tinley Park, IL 60477

Property Identification Numbers: 28-31-306-045-0000 and 28-31-306-046-0000

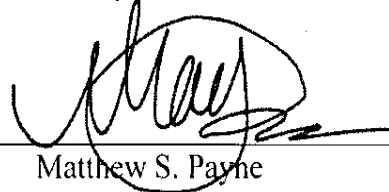


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CERTIFICATE OF SERVICE

I, Matthew S. Payne, attorney, of The Payne Law Office, Chartered, under penalty of perjury pursuant to Sec. 1-109 of the Illinois Code of Civil Procedure, certify that I served the attached Subcontractor's Notice and Claim for Lien on Cornerstone Centre, LLC (Owner), 14400 S. John Humphrey Dr., #200, Orland Park, IL 60462, Old Plank Trail Community Bank, NA, (Mortgagee), 20012 S. Wolf Rd., Mokena, IL 60448, JP Morgan Chase, NA (2nd Mortgagee), P.O. Box 9178, Coppell, TX 75019-9178, by sending a true and correct copy by certified mail, return receipt requested, with delivery restricted to the addressee and to 350 Brewing Company, LLC, (Lessee/Contractor), 7144 W. 183rd St., Tinley Park, IL 60477, and by First Class United States Mail, by depositing said true and correct copy of said Subcontractor's Notice and Claim for Lien, in the United States Mail, at 6444 N. Milwaukee Ave., Chicago, IL 60631 before 5:00 p.m. on the 27th day of February 2019.

Dated: February 27, 2019



Matthew S. Payne

Property of Cook County Clerk's Office