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Doc#: 1910246035 Fee: \$43.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/12/2019 11:49 AM Pg: 1 of 5

00977

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Great Education Partners – Lincoln Park,
LLC d/b/a Sonnets Academy – Lincoln Park
c/o Craig Bradley, Reg. Agent
191 N. Wacker Drive, Suite 1800
Chicago, IL 60606

VIA CERTIFIED MAIL R/R
AEON Construction Consultants, Inc.
c/o Robert Cohanin, Reg. Agent
318 W. Adams Street, Suite 600
Chicago, IL 60606

VIA CERTIFIED MAIL R/R
New Cingular Wireless PCS, LLC
c/o C T Corporation System, Reg. Agent
208 S. LaSalle, Suite 814
Chicago, IL 60604

VIA CERTIFIED MAIL R/R
City of Chicago
c/o Anna M. Valencia, City Clerk
121 N. LaSalle Street, Suite 107
Chicago, IL 60602

VIA CERTIFIED MAIL R/R
WABBB Clark, L.L.C.
c/o Manager
1305 Wiley Road, Suite 104
Schaumburg, IL 60173

VIA CERTIFIED MAIL R/R
Capital One Multifamily Finance, LLC
f/k/a Beech Street Capital, LLC
c/o Illinois Corporation Service C, RA
801 Adlai Stevenson Drive
Springfield, IL 62703

VIA CERTIFIED MAIL R/R
The Federal National Mortgage
Association a/k/a Fannie Mae
c/o Legal Department
One South Wacker Drive, Suite 1400
Chicago, IL 60606

THE CLAIMANT, **Prospective Plumbing, Corp.**, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **WABBB Clark, L.L.C.**, owner, **Great Education Partners – Lincoln Park, LLC d/b/a Sonnets Academy**

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– **Lincoln Park**, tenant, (collectively the “Owners”), **AEON Construction Consultants, Inc.**, contractor, **Capital One Multifamily Finance, LLC f/k/a Beech Street Capital, LLC**, mortgagee, **The Federal National Mortgage Association a/k/a Fannie Mae**, mortgagee, **New Cingular Wireless PCS, LLC**, interested party, **City of Chicago**, interested party, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Exhibit A.

P.I.N.s: See Exhibit A.

which property is commonly known as **Sonnets Lincoln Park**, 1940 N. Clark Street, Chicago, Illinois 60614.

2. On information and belief, the **Owners** contracted with **AEON Construction Consultants, Inc.** for certain improvements to said premises.

3. Subsequent thereto, **AEON Construction Consultants, Inc.** entered into an agreement with the Claimant to furnish labor and materials related to plumbing work at said premises.

4. The Claimant completed its work under its subcontract on August 30, 2018, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Twenty Thousand One Hundred Forty-Five and 00/100 Dollars (\$20,145.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

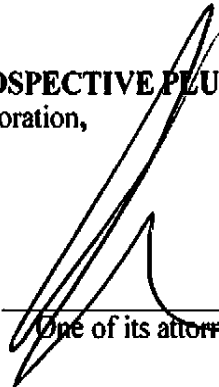
6. Claimant claims a lien on the real estate and against the interest of the **Owners**, and other parties named above, in the real estate (including all land and improvements thereon and any

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leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the Owners under said contract against said contractor, in the amount of **Twenty Thousand One Hundred Forty-Five and 00/100 Dollars (\$20,145.00)** plus interest.

Dated: April 4, 2019

PROSPECTIVE PLUMBING, CORP., an Illinois corporation,

By:  _____
One of its attorneys

This notice was prepared by and after recording should be returned to:


Mark B. Grzymala
GRZYMALA LAW OFFICES, P.C.
10024 Skokie Blvd, Suite 206
Skokie, Illinois 60077
847.920.7286
mark@grzymalalaw.com

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VERIFICATION

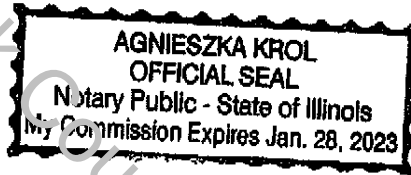
The undersigned, MACIEJ ZALEWSKI, being first duly sworn, on oath deposes and states that he is an authorized representative of **PROSPECTIVE PLUMBING, CORP.**, that he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 4th day
of April 2019.



Notary Public



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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 14-33-404-001-0000 and 14-33-404-002-0000

PARCEL 1:

LOTS 10, 11 AND 12 IN SCHARDIN'S SUBDIVISION OF BLOCK 37 IN CANAL TRUSTEES SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN THE SUBDIVISION OF LOTS 13 TO 23 INCLUSIVE IN SCHARDIN'S SUBDIVISION OF BLOCK 37 AFORESAID, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 16 FEET OF SAID LOT 4 DEDICATED FOR ALLEY) IN SUBDIVISION OF LOTS 29 TO 34, BOTH INCLUSIVE IN SCHARDIN'S SUBDIVISION OF BLOCK 37 AFORESAID IN COOK COUNTY, ILLINOIS

PARCEL 4:

ALL OF THE EAST AND WEST 16 FOOT PUBLIC ALLEY AND ALL THAT PART OF THE NORTHERLY AND SOUTHERLY 16 FOOT PUBLIC ALLEY LYING SOUTH OF LOT 8 AND WESTERLY OF LOTS 10 TO 13 INCLUSIVE OF SUBDIVISION OF BLOCK 37 IN CANAL TRUSTEES SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LOT 1 AND EASTERLY OF LOTS 1 TO 4 INCLUSIVE LYING NORTH OF A LINE 16 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 4 PRODUCED EAST 17 FEET MORE OR LESS, IN THE SUBDIVISION OF LOTS 29 TO 34 INCLUSIVE IN SUBDIVISION OF BLOCK 37 IN CANAL TRUSTEES SUBDIVISION AFOREMENTIONED, AS SHOWN ON THE PLAT ATTACHED TO THE ORDINANCE VACATING SAID ALLEY PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 31, 1923, IN COOK COUNTY, ILLINOIS

PARCEL 5:

LOT 5 (EXCEPT THAT PART TAKEN FOR ODGEN AVENUE) AND LOTS 6, 7, 8 AND 9 IN BLOCK 37 OF CANAL TRUSTEES SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.