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Doc# 1915749188 Fee \$45.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/06/2019 11:53 AM PG: 1 OF 4

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)
COUNTY OF COOK)

The Claimant, TUSCANY CONSTRUCTION, INC., an Illinois corporation, as Contractor, of Addison, County of DuPage and State of Illinois, hereby files a Notice and Claim for Lien against LG CONSTRUCTION GROUP LLC, an Illinois limited liability company, General Contractor, of Chicago, County of Cook, State of Illinois; 1435-1443 N WELLS LLC, a foreign limited liability company, Owner, New York, County of New York, State of New York; WINTRUST BANK, Mortgage Holder, of Chicago, County of Cook, State of Illinois, and states as follows:

That on June 26, 2017, the Owner, 1435-1443 N WELLS LLC owned the following described land in the County of Cook, State of Illinois to wit:

THE NORTH ½ OF THE NORTH 49 ½ FEET OF THE WEST 100 FEET OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 20 AND 21 IN STARR'S SUBDIVISION OF BLOCKS 114 TO 116 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 19 IN STARR'S SUBDIVISION OF BLOCKS 114 TO 116 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #(s): 17-04-205-048-0000; 17-04-205-059-0000; 17-04-205-060-0000 and 17-04-205-058-0000

a/k/a: 1435-1443 N. Wells Street, Chicago, IL 60610 (hereinafter referred to the Subject Premises)

That on June 26, 2017, 1435-1443 N WELLS LLC was the Owner of the Premises and continues to own and operate the Premises to date.

That on information and belief, on or before June 26, 2017, the Owner, 1435-1443 N WELLS LLC entered into a contract with LG CONSTRUCTION GROUP LLC to act as General Contractor for the new construction of a condominium building upon the Premises. That the owner knowingly consented to the contract.

That on or before June 26, 2017, LG CONSTRUCTION GROUP LLC entered into a written contract with Claimant, TUSCANY CONSTRUCTION, INC., with the knowledge and consent of the Owner, 1435-1443 N WELLS LLC, to supply carpentry, metal framing, drywall, trim, tape, ceiling labor and materials including gypsum assemblies for the new construction of a condominium building upon the Premises, for a total contract price of \$996,000.00. That the owner knowingly consented to the contracts and the work performed.

THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800
Attorney 12494

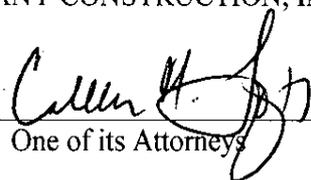
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That on February 22, 2019, Claimant completed thereunder all required by the contract.

That upon completion of said contract, LG CONSTRUCTION GROUP LLC, became indebted to the Claimant for a contract amount of \$996,000.00 plus extras in the amount of \$339,678.00 for a total contract price of \$1,335,678.00.

That LG CONSTRUCTION GROUP LLC is entitled to credits on account thereof as follows, to wit: \$1,022,035.55 leaving due unpaid and owing to the Claimant, after completion of the contract, after allowing all credits, the balance of THREE HUNDRED THIRTEEN THOUSAND SIX HUNDRED FORTY TWO DOLLARS AND 45/100THS (\$313,642.45) for which, with interest, the Claimant claims a lien on said Premises and improvements and on the monies or other considerations due or to become due from Owner, 1435-1443 N WELLS LLC under said contract with LG CONSTRUCTION GROUP LLC.

TUSCANY CONSTRUCTION, INC.

BY: 

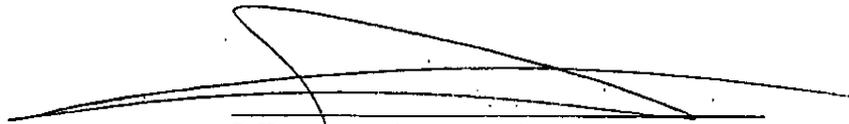
One of its Attorneys

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Park Ridge, IL 60068
(847) 318-8800
Attorney 12494

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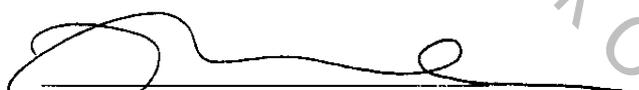
STATE OF ILLINOIS)
COUNTY OF DuPAGE)

The Affiant, **Jeffrey A. Mariottini**, being first duly sworn on oath, deposes and states that he is the **President** for **TUSCANY CONSTRUCTION, INC.**, that he has read the foregoing claim for lien (*LG Construction Group LLC, 1435-1443 N. Wells Street, Chicago, IL 60610*) and knows the contents thereof; and that all statements therein contained are true.



Jeffrey A. Mariottini, President

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 21st DAY
OF May, 2019.



NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800
Attorney 12494

Property of Cook County Clerk's Office

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SERVICE LIST

LG CONSTRUCTION GROUP LLC
Attn: Burkelaw Agents, Inc., Registered Agent
330 N. Wabash Avenue, 22nd Floor
Chicago, IL 60611

1435-1443 N WELLS
Attn: Diversified Corporate Services, Registered Agent
901 S. 2nd St., Suite 201
Springfield, IL 62704

WINTRUST BANK
Attn: Kevin Lichterman, Vice President
231 S. LaSalle St., 2nd Floor
Chicago, IL 60604

WINTRUST BANK
Attn: Commercial Mortgage Department agent
100 West North Avenue
Chicago, IL 60610

STATE OF ILLINOIS)
COUNTY OF COOK)

PROOF OF SERVICE

Under penalties as provided by law pursuant to Section 1-09 of the Code of Civil Procedure, I swear under oath and under penalties of perjury that that on 5-22-19, 2019 I served this notice by sending a true copy to all persons and entities named above and addressed to them as stated above by certified mail with return receipt requested and delivery limited to addressee only.

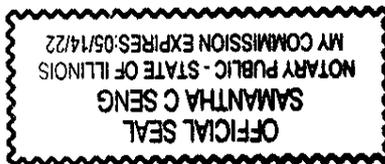
Colin H. [Signature]

Notary Public

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 22nd DAY OF May, 2019.

[Signature]

NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
646 Busse Highway
Park Ridge, IL 60068
(847) 318-8800
Attorney 12494