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Doc# 1916515000 Fee \$48.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2019 10:02 AM PG: 1 OF 7

ASC Insulation & Fireproofing, Inc.
c/o: Lourdes Castro,
Registered Agent
607 Church Road
Elgin, IL 60123
(847) 695-6570, x12

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

To:
635-647 W. Roosevelt Road, LLC
c/o: Johnson Law LLC, Registered Agent
29 S. LaSalle St.
Suite 220
Chicago, IL 60603
CERTIFIED MAIL, RETURN RECEIPT

635-47 W. Roosevelt Venture LLC
c/o: LP Agents, LLC Registered Agent
2 North LaSalle Street
Suite #1300
Chicago, IL 60602
CERTIFIED MAIL, RETURN RECEIPT

MB Financial Bank, N.A.
6111 N. River Road
Rosemont, IL 60018
CERTIFIED MAIL, RETURN RECEIPT

BCL-JV LLC
c/o: LP Agents, LLC, Registered Agent
2 N LaSalle St.
Suite 1300
Chicago, IL 60602
CERTIFIED MAIL, RETURN RECEIPT

Global Builders, Inc.
c/o: Thomas Herz Jr., Registered Agent
400 Central Ave.
Suite 230
Northfield, IL 60093
CERTIFIED MAIL, RETURN RECEIPT

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Carmen Gratace
22941 Marina Drive
Plainfield, IL 60585
CERTIFIED MAIL, RETURN RECEIPT

West Roosevelt Ventures, LLC
c/o: T.C. Johnson, Registered Agent
120 West Madison St.
Suite 600
Chicago, IL 60602
CERTIFIED MAIL/RETURN RECEIPT

BCL-Family LLC
c/o: LP Agents, LLC Company, Registered Agent
2 N. LaSalle St.
Suite 1300
Chicago, IL 60602
CERTIFIED MAIL, RETURN RECEIPT

TTF LLC
c/o: Anne Patterson, Registered Agent
3 Grant Square POB 195
Hinsdale, IL 60521
CERTIFIED MAIL, RETURN RECEIPT

Anne Patterson
3 Grant Square 195
Hinsdale, IL 60521
CERTIFIED MAIL, RETURN RECEIPT

Elan Peretz Trust
450 Skokie Blvd.
Suite 604
Northbrook, IL 60062
CERTIFIED MAIL, RETURN RECEIPT

Jonathan Fixler
450 Skokie Blvd
Suite 604
Northbrook, IL 60062
CERTIFIED MAIL, RETURN RECEIPT

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Joel L Barnett
450 Skokie Blvd.
Suite 604
Northbrook, IL 60062
CERTIFIED MAIL, RETURN RECEIPT

UC Credit Services, Inc.
c/o: Corporation Service Company
251 Little Falls Drive
Wilmington, DE 19808
CERTIFIED MAIL, RETURN RECEIPT

Newmark Midwest Region, LLC
c/o: Illinois Corporation Services C.
801 Adlai Stevenson Drive
Springfield, IL 62703
CERTIFIED MAIL, RETURN RECEIPT

Kevin Duckler
224 S. Michigan Ave.
Suite 320
Chicago, IL 60604
CERTIFIED MAIL, RETURN RECEIPT

Bob's Discount Furniture, LLC
c/o: C T Corporation System, Registered Agent
208 S. LaSalle St.
Suite 814
Chicago, IL 60604
CERTIFIED MAIL, RETURN RECEIPT

BDF Acquisition Corp
c/o: Bain Capital Partners
200 Clarendon St.
Boston, MA 02116
CERTIFIED MAIL, RETURN RECEIPT

CPR Money, LLC
c/o: Corporation Service Company
251 Little Falls Drive
Wilmington, DE 19808

THE CLAIMANT, **ASC Insulation, Fireproofing & Supplies**, a subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Global Builders, Inc. (Primary Contractor), Carmen Gratace,**

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(Primary Contractor), 635-647 W. Roosevelt Road, LLC (Owner), 635-47 W. Roosevelt Venture LLC (Owner) MB Financial Bank, N.A., BCL-JV LLC, UC Credit Services, LLC, Roosevelt Road, LLC, Newmark Midwest Region, LLC, CPR Money, LLC (Lenders) Bob's Discount Furniture, LLC (Tenant), , West Roosevelt Ventures, LLC, BCL F-Family, LLC, TTF, LLC, Anne Patterson, Elan Peretz Trust, Jonathan Fixler, BDF Acquisition Corp,(interested parties) 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, **Owner** owned the following described land in the County of DuPage, State of Illinois, to wit"

LEGAL DESCRIPTION: See Exhibit A

P.I.NS: 17-21-101-039-0000
 17-21-101-014-0000
 17-21-101-041-0000
 17-21-101-011-0000
 17-21-101-040-0000
 17-21-101-041-0000
 17-21-101-042-0000

The Real Property or its address is commonly known as **635-647 West Roosevelt Road, Chicago, Illinois 60607**, (herein after referred as premises).

2. On information and belief, said Owner contracted with **Global Builders, Inc.** for certain improvements to said premises.
3. Subsequent thereto Global Builders, Inc. entered into a subcontract with Claimant to furnish and install spray-on Fireproofing.
4. The Claimant completed its work under its subcontract on May 16, 2019, which entailed the furnish of said materials and labor.
5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum **Thirty Two Thousand Nine Hundred Fifty One and 00/100 Dollars (\$32,951.00)**. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, apportioned as follows:

638-47 West Roosevelt Road, Chicago, Illinois 60607: \$32,951.00

6. Without acknowledging that this statutory provision applies in this situation, Section 1692g(a) of the Fair Debt Collection Practices Act require that the following information be given to you:

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- a. The amount of the debt: \$32,951.00, apportioned as follows:

638-47 West Roosevelt Road, Chicago, Illinois 60607: \$32,951.00

The name of the creditor to whom the debt is owed: ASC Insulation, Fireproofing & Supplies, Inc.

- b. Unless you, within thirty (30) days after receipt of this notice, dispute the validity of the debt, or any portion thereof, the debt will be assumed to be valid.
- c. If you notify my office in writing within that thirty (30) day period that the debt, or any portion thereof, is disputed, my office will obtain verification of the debt or a copy of a judgment against you and a copy of such verification or judgment will be mailed to you.
- d. Upon your written request within the thirty-day (30) day period, my office will provide the name and address of the original credit, if different from the current creditor.

ASC Insulation, Fireproofing & Supplies, Inc., an Illinois Corporation

By: _____

Mike Castro, President

Mike Castro, President

PLEASE NOTE: I AM ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION I OBTAIN WILL BE USED FOR THAT PURPOSE.

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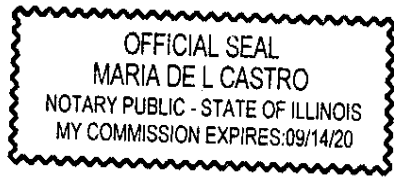
VERIFICATION

The undersigned, Mike Castro, being first duly sworn, on oath deposes and states that he is an authorized representative of ASC Insulation, Fireproofing & Supplies, Inc. that he has read the above and foregoing subcontractor's notice and claim for mechanics lien and that to the best of his knowledge and belief the statement therein are true and correct.

Mike Castro, President
Mike Castro, President

SUBSCRIBED AND SWORN to
Before me this 3rd day
Of June, 2019

[Signature]
Notary Public



My commission expires: 09-14-20

Property of Cook County Clerk's Office

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-21-101-039-0000, 17-21-101-014-0000, 17-21-101-041-0000, 17-21-101-011-0000,
17-21-101-040-0000, 17-21-101-041-0000 and 17-21-101-042-0000

PARCEL 1:

LOT 3 (EXCEPT THE NORTH 42.00 FEET THEROF TAKEN FOR STREET) AND LOT 6 IN SHOUP'S SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS AND LOTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF A PART OF LOT 2 AND ALL OF LOT 7 IN THE SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT BLOCKS 57 AND 58) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, WITH THE EAST LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 4 AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 AND ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 131.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 25.07 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 131.32 FEET TO THE SOUTH LINE OF SAID WEST ROOSEVELT ROAD AS WIDENED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

SUBLOT 4 (EXCEPT THE NORTH 42.00 FEET) AND SUBLOT 5 OF LOT 4; ALSO, THE EAST 59.00 FEET OF LOT 5 (EXCEPT THE NORTH 42.00 FEET) IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM:

THAT PART OF THE NORTH 1/2 OF VACATED WEST 12TH PLACE (DESCRIBED BY ORDER PASSED BY THE CITY COUNCIL OF CHICAGO ON JANUARY 20, 1984, PAGE 4653), LYING SOUTH OF THE ADJOINING SOUTH LINE OF SUB-LOT 5 OF LOT 4 AND THE EAST 59.00 FEET OF LOT 5 IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 PURSUANT TO GRANT OF EASEMENT RECORDED NOVEMBER 15, 1984 AS DOCUMENT 27338040 OVER THAT PART OF THE VACATED 12TH PLACE PER VACATION ORDINANCE RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336633.