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Doc#: 1927549052 Fee: \$57.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2019 10:31 AM Pg: 1 of 6

**This instrument was prepared by
and after recording should be
mailed to:**

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St. Ste. 3300
Chicago, Illinois 60602
(312) 578-0410

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

VIA CERTIFIED MAIL R/R RESTRICTED
DELIVERY

Thorek Memorial Hospital
c/o Edward Budd
850 W. Irving Park Road #306
Chicago, IL 60613

VIA CERTIFIED MAIL R/R

Leopardo Companies Inc.
c/o James A. Leopard
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

THE CLAIMANT, **Assa Abloy Entrance Systems US Inc.**, 1900 Airport Road, Monroe, NC 28110, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Thorek Memorial Hospital** ("Owner"), **Leopardo Companies Inc.**, general contractor, 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, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See attached
PINs: 14-17-417-011; 14-17-417-015; 14-17-417-016; 14-17-417-017;
14-17-417-018; 14-17-417-027; 14-17-417-028; 14-17-417-029;
14-17-417-030; 14-17-417-032

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which property is commonly known as 850 West Irving Park Road, Chicago, IL 60613 (the "Premises").

2. On information and belief, on or about June 12, 2019, Owner contracted with **Leopardo Companies Inc.** to make certain improvements to said premises.

3. Subsequent thereto, **Leopardo Companies Inc.**, entered into a contract with Claimant for \$102,000.00 for the furnishing and installation of a revolving door and related materials in furtherance its contract with the Owner.

4. The Claimant completed its work under its subcontract on March 4, 2019, which entailed the delivery of said materials and labor.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **One Hundred Two Thousand and 00/100 Dollars (\$102,000.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum. 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, in the amount of **One Hundred Two Thousand and 00/100 Dollars (\$102,000.00)** plus interest.

Assa Abloy Entrance Systems US Inc,
a Connecticut corporation,

By _____

(Attorney)

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602

UNOFFICIAL COPY**LEGAL DESCRIPTION**

PINs: 14-17-417-027; 14-17-417-028; 14-17-417-029;
14-17-417-030; 14-17-417-032

Commonly known as 850 West Irving Park Road, Chicago, IL 60613

PARCEL A

The West 44 feet of Lot "G" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL B

The East 45 feet of Lot "A" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL C

Lots 1, 2 and 3 in A. W. Ring's Subdivision of the East 150 feet of the West 180 feet of Lot "E" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Also,

The West 30 feet of Lot "E" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL D

Lots 2 to 7, inclusive, in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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Also,

Lots 1, 2 and 3 in Bertha Cockburn's Subdivision of Lot 1 in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, together with a piece of ground adjacent to said lots, shown on plat of said subdivision and marked thereon "Private alley for the ingress and egress of occupants of property adjoining this private alley," in Cook County, Illinois.

PARCEL E

The East 40 feet of Lot B, Lots 27 to 33, inclusive, and the West 20 feet of Lot 34 in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL F

Lot 3 in Owner's Subdivision of Lot "B" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL G

Lots 8, 9 and 10, the East 10 feet of Lot 11, and Lots 12, 13 and 14 in Owner's Subdivision of Block 1 in Laflin, Salt, and Dyer's Subdivision of the North East 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

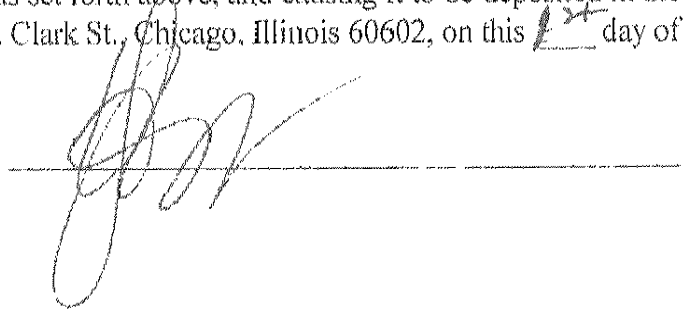
PARCEL H

The 16 foot public alley lying North of and adjacent to the East 29 feet of Lot "B", Lots 27 to 33, inclusive, and the West 20 feet of Lot 34 in Block 2 in J.M.W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the Southeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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CERTIFICATE OF SERVICE

I, Kori M. Bazanos, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanic's Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, as set forth above, and causing it to be deposited in the United States mail depository located at 20 N. Clark St., Chicago, Illinois 60602, on this 1st day of October, 2019 before 5:00 p.m.



850 West Irving Park Road, Chicago, IL 60613

Property of Cook County Clerk's Office