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01107-MJB-Nobu

Doc#. 1930157226 Fee: \$57.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/28/2019 01:13 PM Pg: 1 of 6

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Centaur Construction Co., Inc.
c/o MS Registered Agent Services I,
Reg. Agent
191 N. Wacker Drive Suite 1800
Chicago, IL 60606

VIA CERTIFIED MAIL R/R
NHC LLC
c/o Corporate Creations Network, Reg.
Agent
350 S. Northwest Highway, #300
Park Ridge, IL 60068

VIA CERTIFIED MAIL R/R
Nobu Chicago Restaurant, LLC
c/o Paracorp Incorporated, Reg. Agent
2140 DuPont Hwy
Camden, DE 19934

THE CLAIMANT, **M.J.B. Decorating, Inc.** claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **NHC LLC**, owner, **Nobu Chicago Restaurant, LLC**, tenant, (the "Owners"), **Centaur Construction Co., Inc.**, 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, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Exhibit A.

P.I.N.: 17-08-433-007 and 17-08-433-008

which property is commonly known as **Nobu Hotel, 854 West Randolph, Chicago, Illinois 60607**

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2. On information and belief, **Owners**, contracted with **Centaur Construction Co., Inc.** for certain improvements to said premises.

3. Subsequent thereto **Centaur Construction Co., Inc.** entered into a subcontract agreement with the **Claimant** to furnish labor and materials related to priming and painting and related work at said premises.

4. On July 19, 2019, Claimant partially completed its work under its agreement, which entailed the furnishing of said labor and materials. Claimant was unable to complete its obligations thereunder due to **Centaur Construction Co., Inc.**'s failure to timely pay Claimant the balance due.

5. As of July 19, 2019, there is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Two Hundred Two Thousand Nine Hundred Fifty and 00/100 Dollars (\$202,950.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

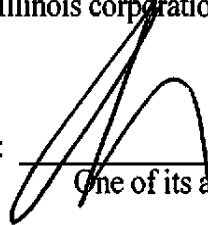
6. Claimant claims a lien on the real estate and against the interest of the **Owners**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owners** under said contract against said contractor, in the amount of **Two Hundred Two Thousand Nine Hundred Fifty and 00/100 Dollars (\$202,950.00)** plus interest for labor and materials furnished through July 19, 2019.

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7. Claimant reserves the right to file an additional lien claim for labor and materials furnished and amounts due after July 19, 2019.

Dated: October 16, 2019

M.J.B. DECORATING, INC.,
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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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-08-433-007-0000 and 17-08-433-008-0000

PARCEL 1:

LOTS 1 AND 2 IN EDMUND A. CUMMING'S SUBDIVISION OF LOTS 14 AND 15 (EXCEPT THE SOUTH 35.00 FEET OF EACH OF SAID LOTS TAKEN FOR WIDENING WEST RANDOLPH STREET) IN BLOCK 35 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 13 (EXCEPT THE EAST 10.00 FEET THEREOF AND ALSO EXCEPT THE SOUTH 10.00 FEET OF THE EAST 45 FEET 2-5/8 INCHES THEREOF) IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

THE EAST-WEST 10 FOOT ALLEY VACATED BY ORDINANCE PASSED APRIL 14, 2010 AND RECORDED JULY 15, 2010 AS DOCUMENT NO. 1013313076 DESCRIBED AS FOLLOWS: THE SOUTH 10.00 FEET OF THE WEST 20.01 FEET OF THE EAST 45 FEET 2-5/8 INCHES (45.22 FEET) OF LOT 13 IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

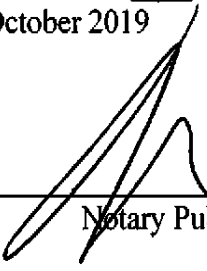
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VERIFICATION

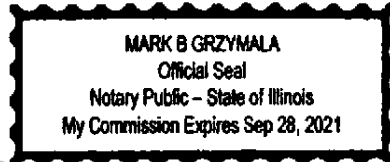
The undersigned, Joanna Biellic being first duly sworn, on oath deposes and states that s/he is an authorized representative of **M.J.B. DECORATING, INC.** that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.

MR

SUBSCRIBED AND SWORN to
before me this 16 day
of October 2019



Notary Public

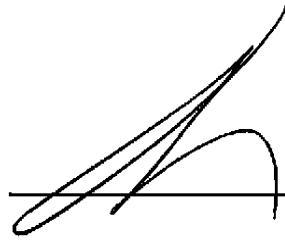


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CERTIFICATE OF SERVICE

I, Mark Grzymal, 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 Mechanics Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, certified mail, return receipt requested, and causing it to be deposited on October 16, 2019.



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