

# UNOFFICIAL COPY

Doc#: 1931955035 Fee: \$57.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/15/2019 11:06 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

NHC LLC  
c/o Corporate Creations network  
350 S. Northwest Highway #300  
Park Ridge, IL 60068

### VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Nobu Chicago Restaurant, LLC  
c/o Paracorp Incorporated  
901 S. 2<sup>nd</sup> St., Ste. 201  
Springfield, IL 62704

### VIA CERTIFIED MAIL R/R

Centaur Construction Co., Inc.  
c/o MS Registered Agent Services I  
1919 N. Wacker Dr. Ste. 1800  
Chicago, IL 60606

### VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Studio K  
1733 W. Hubbard Street  
Chicago, IL 60602

THE CLAIMANT, **Glenn Rieder, LLC, f/k/a Glenn Rieder, Inc.**, 3420 West Capital Drive, Milwaukee, WI 53216, 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 ("Owner"), **Studio K**, architect, **Centaur Construction Co., Inc.**, contractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

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1. From on or about January 29, 2018, and continuing to the present, **NHC LLC** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See attached

PIN: 17-08-433-008-0000 and 17-08-007-0000

which property is commonly known as the Nobu Chicago located at 846-854 W. Randolph St., Chicago, Illinois 60607 (the "Premises"). On information and belief, **Nobu Chicago Restaurant, LLC** leases a portion of the Premises.

2. On information and belief, **NHC LLC**, or alternatively, **Nobu Chicago Restaurant**, contracted with **Centaur Construction Co., Inc.** to make certain improvements to said premises.

3. Subsequent thereto, on or about May 13, 2019, **Centaur Construction Co., Inc.** entered into a subcontract with Claimant in the amount of \$1,789,702, to furnish and install architectural millwork for the project known as Nobu Remaining Construction for the restaurant including but not limited to doors, frames and casework and related materials. Subsequent thereto, at the request of **NHC LLC**, or alternatively, **Nobu Chicago Restaurant, LLC**, **Centaur Construction Co., Inc.** asked Claimant to perform additional work, which was reduced to written change orders totaling \$45,092, as well as an additional \$13,706 in work, for which a change order is pending, to bring the adjusted contract amount to \$1,848,500. This contract amount excludes taxes, based on **Centaur Construction Co., Inc.**'s representation that the project is tax exempt.

4. Due to non-payment, the Claimant ceased to perform work under its subcontract on August 13, 2019. As of August 13, 2019, Claimant had earned \$1,360,592.23, which entailed the delivery of said labor and materials. The Claimant is ready, willing, and able to continue to work under its subcontract, once payment of the past due balance is arranged, and Claimant reserves its

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right to either amend this claim or bring a separate claim for labor and materials furnished after August 13, 2019.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, for the period through August 13, 2019 only, the principal sum of **One Million Three Hundred Sixty Thousand Five Hundred Ninety-two and 23/100 Dollars (\$1,360,592.23)** 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 Million Three Hundred Sixty Thousand Five Hundred Ninety-two and 23/100 Dollars (\$1,360,592.23)** plus interest for the period up to August 13, 2019 only.

Glenn Rieder, LLC f/k/a Glenn Rieder, Inc.,  
a Wisconsin limited liability company,

By:  \_\_\_\_\_  
its attorney

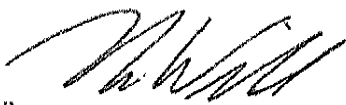
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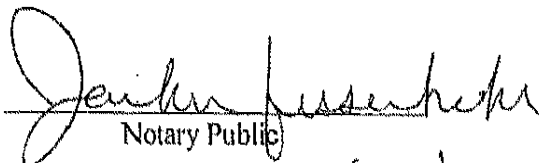
## AFFIDAVIT

STATE OF Wisconsin )  
 ) SS  
COUNTY OF Milwaukee )

The Affiant, Nick Willemis, being first duly sworn, on oath deposes and states that he is an authorized representative of Glenn Rieder, LLC, f/k/a Glenn Rieder, Inc., a Wisconsin limited liability company, that he has read the above and foregoing subcontractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By:   
LFO (position)

SUBSCRIBED AND SWORN to  
before me this 7 day  
of November, 2019.

  
Notary Public

My commission expires: 6/25/21

**JACKIE FESSENBECKER**  
Notary Public, State of Wisconsin

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## EXHIBIT A LEGAL DESCRIPTION

### 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. 2019518076 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.

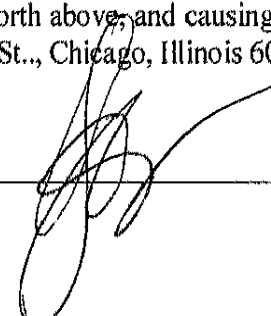
Commonly known as: 846-854 W. Randolph Street, Chicago, Illinois 60607

PIN: 17-08-433-008-0000 and 17-08-433-007-0000

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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 7th day of November, 2019 before 5:00 p.m.



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854 W. Randolph St., Chicago, Illinois 60607

Property of Cook County Clerk's Office