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Prepared by:

Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, IL 60606 -2903
(#5213.001)

Prepared on behalf of
Artisan Venetian Art, Inc.

Record against:

PINs: 17-08-433-008-0000
17-08-433-007-0000



Doc# 1931916172 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2019 04:21 PM PG: 1 OF 5

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS RECORDING COVER SHEET FOR

SUBCONTRACTOR'S CLAIM FOR LIEN

VENETIAN ART, INC.

DATED AS OF NOVEMBER 15, 2019

**After recording return to:
RECORDER'S BOX 324**

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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

SUBCONTRACTORS CLAIM FOR LIEN

The Lien Claimant, Venetian Art, Inc. of 2448 N. Harlem Avenue, Elmwood Park, 60760 County of Cook, State of Illinois hereby files notice and claim for Mechanics Lien against:

NHC LLC c/o Corporate Creations Network 350 S. Northwest Highway Park Ridge, IL 60068	Owner
Nobu Chicago Restaurant, LLC c/o Paracorp Incorporated 901 S. 2 nd St., Suite 201 Springfield, IL 62704	Lessee
Centaur Construction Co., Inc. 361 W. Chestnut Street, Suite 200 Chicago, IL 60610	Contractor

and any person claiming an interest in the Real Estate, as hereinafter described, by, through and under the Owner and states the following:

That on January 15, 2019, the Owner owned the following described premises in the County of Cook, State of Illinois, to wit:

See Attached Exhibit "A" for Legal Description

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

Common Address: 846-854 W. Randolph St., Chicago, IL 60607 (hereinafter the "Property")

That on January 15, 2019, Centaur Construction Co., Inc. was the Contractor for the improvement thereof.

That on January 15, 2019, the Lien Claimant made a contract with Centaur Construction Co., Inc. to provide all labor and materials and equipment as required to fully fabricate, deliver and/or install plaster (the "Work") on the Property for the sum and value of ONE MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,600,000.00) and interest and costs (the "Contract").

That on or about August 1, 2019, the Lien Claimant last performed under said Contract.

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That, at the request of the Owner, or with the Owner's Agent or Owner's Representative's knowledge and authority or with the Lessee's knowledge and authority the Lien Claimant furnished extra labor to said premises and for credits for the value of ONE HUNDRED SEVENTY NINE THOUSAND FIFTY EIGHT AND 00/100 DOLLARS (\$179,058.00).

That to date Lien Claimant has furnished and billed for Work, including change orders, with a total value of ONE MILLION SIX HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED FIFTEEN AND 00/100 DOLLARS (\$1,628,915.00).

That said Owner and Lessee are entitled to credits on account thereof in the sum of NINE HUNDRED THIRTY EIGHT THOUSAND AND 00/100 DOLLARS (\$938,000.00) leaving due, unpaid and owing to the Lien Claimant, after allowing all credits, the balance of SIX HUNDRED NINETY THOUSAND NINE HUNDRED FIFTEEN AND 00/100 DOLLARS (\$690,915.00), which with interest and attorney's fees, the Lien Claimant claims a Mechanics Lien on said Property including the land and improvements, beneficial interests if any, recorded or unrecorded leasehold interest, if any, and on the moneys or other considerations due or to become due from said Contractor and/or Owner under said Contract.

To the extent permitted by law, all waivers of lien heretofore given by Lien Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Lien Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

Notice has been provided to the OWNER and other persons otherwise interested in the above described PROPERTY, as to the status of the undersigned as subcontractor as provided by the Illinois Mechanics Lien act 770 ILCS 60/5 and 60/24.

IN WITNESS WHEREOF, the undersigned has signed this instrument on November 14, 2019.

Venetian Art, Inc.

By: 
Renee Pinto
President

NOTICE TO OWNER

DO NOT PAY THE CONTRACTOR FOR THIS WORK OR MATERIAL DELIVERED UNLESS YOU HAVE RECEIVED FROM CONTRACTOR A WAIVER OF LIEN BY OR OTHER SATISFACTORY EVIDENCE OF PAYMENT TO VENETIAN ART, INC.

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VERIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The Affiant, Renee Pinto, being first duly sworn on oath deposes and states that she is the President and Agent of the Lien Claimant, that she is authorized to sign this Verification to the foregoing Subcontractor's Claim for Lien; that he has read the foregoing Subcontractor's Claim for Lien and knows the contents thereof and that all the statements therein contained are true.

By: *Renee Pinto*

Renee Pinto-President

Dated: 11/14/19

Subscribed and Sworn to before me
this 14th day of November, 2019

Sandra M. Perez

Notary Public



This Document was prepared by:

The Law Offices of Klein, Thorpe & Jenkins, Ltd.
20 N. Wacker Drive – Suite 1660
Chicago, IL 60606
Recorder's Box 324

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EXHIBIT "A" Legal Description

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

PARCEL 1:

LOTS 1 AND 2 IN THE 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 IN CARPENTER'S ADDITION TO CHICAGO, BEING 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. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 25.00 FEET (EXCEPT THE SOUTH 10.00 FEET OF THE EAST 45 FEET 2-5/8 INCHES AND ALSO EXCEPT THE EAST 10.00 FEET THEREOF) OF LOT 13 IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, BEING 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. 1019618076 DESCRIBED AS FOLLOWS: THE SOUTH 10.00 FEET OF THE WEST 20.01 FEET OF 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.

PARCEL 3:

THE NORTH 1/2 OF LOT 13 IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, BEING 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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

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