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Doc#. 2007946048 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/19/2020 08:59 AM Pg: 1 of 4

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R
SOUTH RIVERSIDE BUILDING LLC
300 S. RIVERSIDE PLAZA
CHICAGO, IL 60606

VIA CERTIFIED MAIL R/R
SOUTH RIVERSIDE BUILDING LLC
C/O THIRD MILLENNIUM GROUP
7700 CONGRESS AVENUE, SUITE 3106
BOCA RATON, FL 33487

VIA CERTIFIED MAIL R/R
SOUTH RIVERSIDE BUILDING LLC
C/O ILLINOIS CORPORATION SERVICE
801 ADLAI STEVENSON DRIVE
SPRINGFIELD, IL 62703

VIA CERTIFIED MAIL R/R
PEAPOD
300 S. RIVERSIDE PLAZA
CHICAGO, IL 60606

VIA CERTIFIED MAIL R/R
TITAN ELECTRIC LLC
1050 SPRING LAKE DR
ITASCA, IL 60143

VIA CERTIFIED MAIL R/R
SHBNPP GLOBAL PROFESSIONAL
INVESTMENT TYPE PRIVATE
REAL ESTATE INVESTMENT
TRUST NO.10 & 11
SHINHAN INVESTMENT TOWER,
70, 18TH FLOOR, YEOEUI-DAERO,
YEONGDEUNGPO-GU, SEOUL, 07325,
KOREA

THE CLAIMANT, **JOHNSON CONTROLS FIRE PROTECTION LP** located at 50 TECHNOLOGY DRIVE , WESTMINSTER, MA 01441, 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: **SOUTH RIVERSIDE BUILDING LLC** (owner), **PEAPOD** (tenant/interested party), (collectively the "Owners"), **SHBNPP GLOBAL PROFESSIONAL INVESTMENT TYPE PRIVATE REAL ESTATE INVESTMENT TRUST NO.10 & 11** (mortgagee), **TITAN ELECTRIC LLC** (contractor), and any other person claiming an interest in the real estate more fully described below, stating as follows:

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1. At all times relevant hereto and continuing to the present, **Owner(s)** owned the following described land in the County of COOK, State of Illinois, to wit:

PARCELS: See Exhibit A

P.I.N.s: **17-16-121-003-6001 and 17-16-121-003-6002**

which property is commonly known as 300 S RIVERSIDE FLR 5 PEAPOD 300 S RIVERSIDE PLAZA , CHICAGO, IL 60606.

2. On information and belief, said **Owner(s)** contracted with **TITAN ELECTRIC LLC** for certain improvements to said premises.
3. Subsequent thereto, **TITAN ELECTRIC LLC** entered into a subcontract written agreement with the Claimant to furnish **MATERIALS AND LABOR (LIFE SAFETY)** to said premises.
4. The Claimant completed its work under its subcontract written agreement on 12/21/2019, which entailed the delivery of said **MATERIALS AND LABOR**.
5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **FIVE THOUSAND, FOUR HUNDRED EIGHT AND 58/100 DOLLARS (\$5,408.58)**, 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 **Owner(s)**, 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 **Owner(s)** under said contract against said contractor, in the amount of **FIVE THOUSAND, FOUR HUNDRED EIGHT AND 58/100 DOLLARS (\$5,408.58)**, plus interest.

Dated: March 16, 2020

JOHNSON CONTROLS FIRE PROTECTION LP

By: Sandy Hagemann
MS. SANDY HAGEMANN, CREDIT ANALYST

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

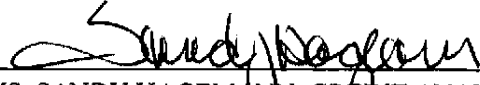
MS. SANDY HAGEMANN
JOHNSON CONTROLS FIRE PROTECTION LP
c/o P. O. Box 241566
Cleveland, OH 44124

Reference: L471111 311:615456301

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VERIFICATION

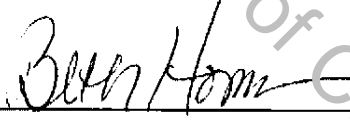
The undersigned, MS. SANDY HAGEMANN - CREDIT ANALYST, being first duly sworn, on oath deposes and states that s/he is an authorized representative of JOHNSON CONTROLS FIRE PROTECTION LP, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanic's Lien and that the statements therein are true and correct.



MS. SANDY HAGEMANN, CREDIT ANALYST

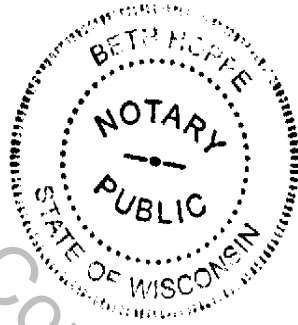
SUBSCRIBED AND SWORN to

Before me this 16 day of
MARCH 2020



Notary Public

My commission expires: 6/16/20



Ref. L471111 311:615456301

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1:

LOT 7 (EXCEPT THE WEST 122.53 FEET THEREOF) IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, BOTH INCLUSIVE, BLOCK 78, PARTS OF BLOCKS 61 AND 77 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 IN BOOK 188 ON PAGES 11 TO 28, BOTH INCLUSIVE, AS DOCUMENT NUMBER 8339751 (EXCEPTING THEREFROM THAT PART THEREOF LYING BELOW OR BENEATH THE AIR RIGHTS LIMITING PLANE OR ELEVATION SET FORTH IN APPENDIX "B" TO LEASE RECORDED OCTOBER 2, 1980 AS DOCUMENT 25607453 AND WHICH IS INDICATED IN SAID APPENDIX "B" TO BE 32 FEET 10 INCHES ABOVE CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL LAND AND SPACES BELOW THE AIR RIGHTS LIMITING PLANE DESCRIBED IN PARCEL 1 ABOVE AS ARE OCCUPIED BY COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, INCLUDING THE FINISHED MEZZANINE FLOOR, FOUNDATIONS AND OTHER SUPPORTS FOR THE BUILDING CONTEMPLATED BY THE LEASE DESCRIBED IN PARCEL 1 ABOVE AND SMOKE EXHAUST PLENUMS, ELEVATOR PITS, FUEL TANKS, PUMPING STATIONS AND MECHANICAL EQUIPMENT LOCATED BELOW SAID AIR RIGHTS LIMITING PLANE FOR THE PURPOSE OF SAID CONTEMPLATED BUILDING, IN COOK COUNTY, ILLINOIS.

PIN: 17-16-121-003-6001
17-16-121-003-6002

ADDRESS: 300 South Riverside
Chicago, Illinois

Also known as:
420 West Van Buren
Chicago, Illinois