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**IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS**

Doc#. 2013403336 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/13/2020 01:53 PM Pg: 1 of 3

TO: Mural Park, LLC
c/o Jeffrey B. Gurian
513 Central Avenue, Suite 400
Highland Park, Illinois 60635

Integrated Construction Co.
c/o Patrick Kenny
225 W. Hubbard Street, Suite 600
Chicago, Illinois 60654

Ready Capital Mortgage Financing 2019-FL3, LLC
c/o Corporation Service Company
251 Little Falls Drive
Wilmington, Delaware 19808

Captive-Aire Systems, Inc.
c/o Robert L. Luddy
4641 Paragon Park Road
Raleigh, North Carolina 27616

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The claimant, M.B.B. Enterprises of Chicago, Inc. ("Claimant") of Chicago, Cook County, Illinois, hereby files and records its original claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest of the following person/entity in the Real Estate, Mural Park, LLC (hereafter referred to as "Owner"), Integrated Construction Co. (hereafter referred to as "Contractor"), Ready Capital Mortgage Financing 2019-FL3, LLC (hereafter referred to as "Mortgagee") and Captive-Aire Systems, Inc. (hereinafter referred to as

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“Subcontractor”), and all other persons or entities having or claiming an interest in the Real Estate. Claimant hereby states as follows:

That as of May 30, 2017 and subsequently, Owner owned fee simple title to the Real Estate (including all land and improvements thereon) (as used herein, the “Real Estate”), which is commonly known as 931 West 19th Street, Chicago, Cook County, Illinois and legally described as follows:

Lots 7 to 15, both inclusive, and Lots 18 to 24, both inclusive, in Lehmer’s Subdivision of Block 14 in Walsh and McMullen’s subdivision of the south $\frac{3}{4}$ of the southeast $\frac{1}{4}$ of Section 20, Township 39 North, Range 14, east of the Third Principal Meridian, together with all interest in all that part of the east and west alley lying south of and adjoining the south line of Lots 9 to 15, both inclusive, and north of and adjoining the north line of Lots 18 to 24, both inclusive, which alley was vacated by City ordinance adopted the 6th day of June A. D., 1910, all in Cook County, Illinois.

Permanent Real Estate Index Number(s): 17-20-425-002-0000; 17-20-425-005-0000

Common address: 931 West 19th Street, Chicago, Illinois 60608

On May 30, 2017, Claimant made a subcontract (the “Subcontract”) with the Contractor under which Claimant agreed to provide labor and materials to perform masonry work on the Real Estate for the original amount of \$41,000.00. Contractor was authorized to enter into the Subcontract for the improvement of the Real Estate.

Subsequent to execution of the Subcontract, at the request of the Contractor, Claimant performed significant additional work and/or provided additional materials in the amount of \$1,216,652.58. Contractor was authorized to request additional labor and/or materials from Claimant.

Claimant completed all labor and provided all materials requested by Contractor on the Real Estate on February 19, 2020. On information and belief, the labor and materials provided by Claimant, and the improvement of the Real Estate, was done with the knowledge and consent of Owner.

As of the date of this Lien, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$73,600.00, which principal amount bears interest at the statutory rate of 10% per annum. As a result, Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$73,600.00, plus interest.

Dated: April 2, 2020

M.B.B. Enterprises of Chicago, Inc.

By: 

Janine Barsh, President of Claimant

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This document was prepared by & mail to: Joseph R. Ziccardi
Ziccardi Law Offices
77 W. Washington Street, Suite 705
Chicago, Illinois 60602

VERIFICATION

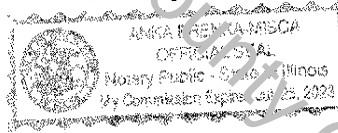
State of Illinois)
) ss
County of Cook)

The affiant, Janine Barsh, being first duly sworn, on oath deposes and says that she is the President of the Claimant; that she is authorized to sign this Verification to the foregoing original subcontractor's claim for mechanics lien, that she has read the foregoing notice and claim for lien and knows the contents thereof; and that the statements therein contained are true.



Janine Barsh, President of Claimant

Subscribed and Sworn to before me this 2nd day of April 2020.



Notary Public