

UNOFFICIAL COPY

SUBCONTRACTOR CLAIM
FOR MECHANIC'S LIEN

STATE OF ILLINOIS
COUNTY OF COOK

Exsell, LLC
Claimant

--VS--

**301 W North Avenue, L.P. &
301 W North Avenue Lots, LLC &
Alpha Construction Services, LLC &
MK Manager Corp. &
First Midwest Bank &
PAN American Bank Trust &
Frank Martin Paris, Jr. individually and as Trustee of the Declaration Of Trust Establishing Frank
Martin Paris, Jr Revocable Trust &
LAB Development LLC d/b/a Connexion &
Vision Electric & Power Systems, Inc. &
Amperage Electrical Supply, Inc. &
Arcorp Structures LLC &
Windward Roofing & Construction, Inc. &
Home Town Painters Inc. &
Midwest Drywall Corporation &
CMC Acquisition Company, LLC d/b/a Chicago Masonry Construction &
Ahern Rentals, Inc. &
Unknown Owners**
Defendants

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$29,781.00 (Twenty Nine Thousand Seven Hundred Eighty One Dollars and 00/100 Cents)

The Claimant Exsell, LLC, of 800 S. Home Ave., Park Ridge IL 60068, County of Cook, State of Illinois, hereby files a notice and Claim for Lien against Alpha Construction Services, LLC, Contractor of 1525 W. Homer, Suite 401, Chicago IL 60642, County of Cook, State of Illinois, and MK Manager Corp. (manager for contractor) & 301 W North Avenue, L.P. & 301 W North Avenue Lots, LLC (owners) & First Midwest Bank & PAN American Bank Trust (lenders) & Frank Martin Paris, Jr., individually and as Trustee of the Declaration Of Trust Establishing Frank Martin Paris, Jr Revocable Trust (guarantor) & LAB Development LLC d/b/a Connexion & Vision Electric & Power Systems, Inc. & Amperage Electrical Supply, Inc. & Arcorp Structures LLC & Windward Roofing & Construction, Inc. & Home Town Painters Inc. & Midwest Drywall Corporation & CMC Acquisition Company, LLC d/b/a Chicago Masonry Construction & Ahern Rentals, Inc. (lien holders) & Unknown Owners of property located at 301 W. North Ave., Chicago IL 60610 a/k/a 301-313 W. North Ave., Chicago IL 60610, County of Cook, State of Illinois

That on the 28th day of January 2018 said 301 W North Avenue, L.P. & First Midwest Bank were the owners of the following described land in the County of Cook, State of Illinois to wit:

See attached copy of legal description

and Alpha Construction Services, LLC was the Contractor for the improvement thereof.



Doc# 2014147100 Fee \$50.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/20/2020 01:04 PM PG: 1 OF 3

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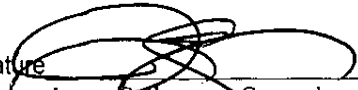
PERMANENT INDEX NUMBER: 17-04-201-002-0000 & 17-04-201-008-0000 & 17-04-201-009-0000 & 17-04-201-010-0000 & 17-04-201-011-0000 & 17-04-201-012-0000

PROPERTY ADDRESS: 301 W. North Ave., Chicago IL 60610 a/k/a
301-313 W. North Ave., Chicago IL 60610

That on the 29th day of January 2018 said Contractor made a subcontract with the Claimant to provide windows installation service for and in said improvement, and that on the 27th day of January 2020 the Claimant completed thereunder all work required to be done per agreement to the sum of \$108,000.00 (One Hundred Eight Thousand Dollars and 00/100 Cents)

That, at the special instance and request of said Contractor, Owner, the Claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$65,000.00 (Sixty Five Thousand Dollars and 00/100 Cents) on the 27th day of January A.D. 2020.

That said Contractor entitled to credits on account thereof as follows \$142,819.00 (One Hundred Forty Two Thousand Eight Hundred Nineteen Dollars and 00/100 Cents) paid + \$400.00 (Four Hundred Dollars and 00/100 Cents) discount; leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of \$29,781.00 (Twenty Nine Thousand Seven Hundred Eighty One Dollars and 00/100 Cents) for which, with interest, the Claimant claim a lien on said land and improvements, against said Contractor and owners.

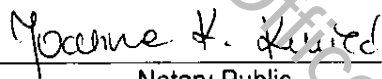
Signature 
James Selligren, General
Manager of Exsell, LLC

STATE OF ILLINOIS
COUNTY OF COOK

The Affiant James Selligren being first duly sworn on oath, deposes and says, that he is General Manager of Exsell, LLC of the claimant that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.



Subscribed and sworn to before me this 14th day of April A.D. 2020


Notary Public

This instrument prepared by and mail to:
Christopher Buchcar – Attorney at Law
5864 N. Milwaukee Ave.
Chicago, IL 60646
Phone: 773-467-1600
Fax: 773-467-1611



NOTICE THIS DOCUMENT IS SENT FOR THE PURPOSE OF COLLECTING A CONSUMER DEBT.

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Property address: 301 W. North Ave., Chicago IL 60610 a/k/a
301-313 W. North Ave., Chicago IL 60610

P.I.N.: 17-04-201-002-0000 & 17-04-201-008-0000 & 17-04-201-009-0000 &
17-04-201-010-0000 & 17-04-201-011-0000 & 17-04-201-012-0000

Legal description:

PARCEL 1:

SUB-LOT 1 IN THE SUBDIVISION OF THE EAST ½ OF LOTS 119 AND 120 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 2,3,4 AND 5 IN THE SUBDIVISION OF THE EAST ½ OF LOTS 119 AND 120 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTH EAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR PASSAGEWAY AS CONTAINED IN THE PASSAGEWAY EASEMENT AGREEMENT RECORDED DECEMBER 5, 2014 AS DOCUMENT NUMBER 1433916033 AND RE-RECORDED DECEMBER 8, 2014 AS DOCUMENT NUMBER 1434222101 BY AND BETWEEN 315 W. NORTH AVE. L.P., AN ILLINOIS LIMITED PARTNERSHIP AND 301 W NORTH AVENUE, L.P., A DELAWARE LIMITED PARTNERSHIP