

UNOFFICIAL COPY

Doc#: 2015746411 Fee: \$60.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/05/2020 01:30 PM Pg: 1 of 9

**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

1025 W Addison Street Apartments Owner
LLC
c/o Illinois Corporation Service C
801 Adlai Stevenson Drive
Springfield, IL 62703

VIA CERTIFIED MAIL R/R VCC, LLC

c/o CT Corporation System
208 S. LaSalle St., Ste. 814
Chicago, IL 60604

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Cinemex IL, LLC
c/o United Corporate Services, Inc.
901 S. 2nd Street, Ste. 201
Springfield, IL 62704

VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

1025 W Addison Street Apartments Capital
LLC
c/o Corporation Service Company
251 Little Falls Drive
Wilmington, DE 19808

VIA CERTIFIED MAIL R/R R/R RESTRICTED DELIVERY

CB Theater Experience LLC
c/o Brett M. Amron
1 SE 3 Ave. #1400
Miami, FL 33131

VIA CERTIFIED MAIL R/R R/R RESTRICTED DELIVERY

Cinemex Holdings USA, Inc.
c/o Brett M. Amron
1 SE 3 Ave. #1400
Miami, FL 33131

THE CLAIMANT, Rockford Central Tile and Terrazzo Co., Inc., 5139 American Rd.,

Rockford, IL 61109, claims a lien against the real estate, more fully described below, and against the

UNOFFICIAL COPY

interest of the following entities in the real estate and leasehold interests: **1025 W Addison Street Apartments Owner, LLC**, owner ("Owner"), **1025 W Addison Street Apartments Capital, LLC**, mortgagee, **CB Theater Experience LLC** successor to the leasehold interests of **Cinemex IL, LLC**, successor to the leasehold interests of **Cinemex Addison, LLC**, tenant, **Cinemex Holdings USA, Inc.**, tenant's holding company, **VCC, LLC**, contractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **1025 W Addison Street Apartments Owner, LLC** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Attached Exhibit A

P.I.N.: See Attached Exhibit A

which property is commonly known as the 1025 West Addison Street, Chicago, IL 60613. On information and belief, **Cinemex Addison, LLC** leased a portion of the premises from the **Owner**. On information and belief, subsequent thereto, **Cinemex Addison, LLC** assigned its leasehold interest (Exhibit B) to **Cinemex IL, LLC**, and subsequent thereto, **Cinemex IL, LLC** assigned its interests in the leasehold to **CB Theater Experience, LLC**.

2. On information and belief, said **CB Theater Experience, LLC**, with the knowledge and consent of the Owner, contracted with **VCC, Inc.** for certain improvements to the leased premises known as the CMX Wrigleyville Cinema.

3. Subsequent thereto, on or about August 28, 2019, **VCC, LLC** entered into a subcontract with the Claimant to furnish and install certain flooring materials for \$89,220 as described more fully in the written agreement between the parties. Subsequent thereto, **VCC, LLC**

UNOFFICIAL COPY

asked Claimant to furnish and install additional flooring materials to the restroom walls and floors, for \$77,255, as set forth more fully in Change Order No. 1.

4. The Claimant completed its work under its subcontract on March 5, 2020, which entailed the furnishing and installation of said materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **One Hundred Sixty-six Thousand Four Hundred Seventy-five and 00/100 Dollars (\$166,475.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate (Exhibit A) and the leasehold (Exhibit B), and against the interest of the Owner and other parties named above, in the real estate and leasehold (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner or tenant under said general contract, in the amount of **One Hundred Sixty-six Thousand Four Hundred Seventy-five and 00/100 Dollars (\$166,475.00)** plus interest.

**Rockford Central Tile and Terrazzo Co., Inc., an
Illinois corporation**

By: 
its attorney

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602
(312) 578-0410

UNOFFICIAL COPY

AFFIDAVIT

STATE OF Illinois)
) SS
COUNTY OF Winnebago)

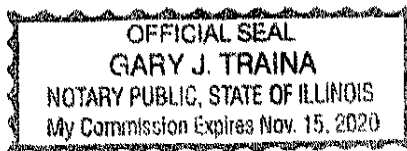
The Affiant, Louis DeMarco, being first duly sworn, on oath deposes and states that he is an authorized representative of **Rockford Central Tile and Terrazzo Co., Inc.**, an Illinois corporation, that he has read the above and foregoing subcontractor's notice and claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: *Louis DeMarco*
Louis, DeMarco, Its president

SUBSCRIBED AND SWORN to
before me this 11th day
of May, 2020.

Gary J. Traina
Notary Public

My commission expires: 11/15/2020



UNOFFICIAL COPY**EXHIBIT A****LANDLORD'S PREMISES****PARCEL 1:**

LOTS 3, 4, 5, 6 AND 7 IN WEADE AND HYDE'S SUBDIVISION ON BLOCK 1 OF ASSESSOR'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE WEST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOTS 3, 4, 5, 6 AND 7;

EXCEPTING THEREFROM PARCELS A, B AND C DESCRIBED AS FOLLOWS:

PARCEL A: THE NORTH 20.00 FEET OF THE WEST 75.00 FEET OF LOT 3 (AS MEASURED ALONG THE NORTH AND WEST LINES THEREOF);

PARCEL B: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 75.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE NORTH LINE THEREOF); THENCE SOUTH 30 DEGREES 05 MINUTES 18 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 3 AFORESAID, 20.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 17.29 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 10.05 FEET TO THE POINT OF BEGINNING;

PARCEL C: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 3.04 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 73.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 30 DEGREES 08 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE 3.51 FEET TO THE POINT OF BEGINNING.

14-20-403-003-0000 (affects part of Parcel 1 and other land, all of Lot 3 and Lot 4 in Parcel 1)

14-20-403-004-0000 (affects Lot 5 and the North 1/2 of Lot 6 Parcel 1)

14-20-403-005-0000 (affects the South 1/2 of Lot 6 and all of Lot 7 in Parcel 1)

Address: 3541-3549 N. Clark St., Chicago, IL

PARCEL 2:

LOTS 26 AND 27 IN WEADE AND HYDE'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

LOTS 28, 29 AND THE EAST 23 FEET OF LOT 30 IN WEADE AND HYDE'S SUBDIVISION OF LOT 1 IN THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

~~THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 28, 29, AND THE EAST 23 FEET OF LOT 30, AND THAT PART LYING SOUTH OF THE SOUTH LINE OF LOT 27, WEST OF THE EAST LINE OF LOT 8 EXTENDED NORTH TO THE SOUTH LINE OF LOT 27; AND~~

UNOFFICIAL COPY

THE WEST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 26, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 26 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET;

EXCEPTING THEREFROM THE SOUTH 5.00 FEET OF LOTS 26 AND 27 LYING EAST OF THE EAST LINE OF LOT 8 EXTENDED NORTH, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-023-0000 (affects Lots 28, 29 and the East 23 feet of Lot 30 in Parcel 2)

14-20-403-024-0000 (affects Lots 26 and 27 in Parcel 2)

Address: 1015-1025 W. Addison St., Chicago, IL

PARCEL 3:

LOT 31 AND WEST 3 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE WEST LINE OF LOT 31; AND

THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 31 AND THE WEST 3 FEET OF LOT 30; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING NORTH OF THE CENTER LINE OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 15-FOOT WIDE VACATED ALLEY, AND LYING WEST OF THE WEST LINE OF LOT 31 EXTENDED SOUTH TO THE CENTER LINE OF SAID EAST/WEST 28.5-FOOT WIDE VACATED ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-022-0000 (affects the West 3 feet of Lot 30 and all of Lot 31 in Parcel 3)

Address: 1027 W. Addison St., Chicago, IL

PARCEL 4:

LOTS 23, 24 AND 25 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE EAST LINE OF LOTS 23, 24 AND 25, IN COOK COUNTY, ILLINOIS.

14-20-403-025-0000 (affects Lots 23, 24 and 25 in Parcel 4)

Address: 3554 N. Sheffield Ave., Chicago, IL

PARCEL 5:

LOTS 20, 21 AND 22 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

UNOFFICIAL COPY

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE WEST LINE OF LOTS 20, 21 AND 22, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 26 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET;

EXCEPTING THEREFROM THE SOUTH 20 FEET OF LOT 20, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-067-0000 (affects Lots 20, 21 and 22 in Parcel 5)

Vacant land located west of Sheffield Ave., Chicago, IL (3540 N. Sheffield Ave.)

PARCEL 6:

LOTS 8, 9, 10, 11 AND 12 (EXCEPT THAT PART LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 12) IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE SOUTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING NORTH OF THE NORTH LINE OF LOT 8, WEST OF THE EAST LINE OF LOT 8 EXTENDED NORTH TO THE SOUTH LINE OF LOT 27 AND EAST OF THE WEST LINE OF LOT 31 EXTENDED SOUTH TO THE NORTH LINE OF LOT 8; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE CENTER LINE OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 15-FOOT WIDE VACATED ALLEY, AND LYING NORTH OF THE NORTH LINE OF LOT 8, IN COOK COUNTY, ILLINOIS.

14-20-403-064-0000 (affects Lots 8 and 9 in Parcel 6)

14-20-403-065-0000 (affects part of Lots 8 and 9 and the remaining Lots in Parcel 6)

Address: 3535-3539 N. Clark St., Chicago, IL

PARCEL 7:

(A) LOT 13 AND THAT PART OF LOT 12 LYING SOUTH OF A LINE DRAWN 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

(B) LOTS 21, 22 AND 23 IN THE RESUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

A STRIP OF LAND FALLING BETWEEN (A) AND (B) LYING BETWEEN THE EASTERLY AND WESTERLY LINES OF (B) EXTENDED NORTHERLY, ALL IN COOK COUNTY, ILLINOIS.

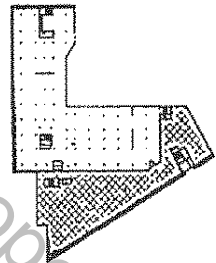
14-20-403-007-0000 (affects Lots 12 and 13 in Parcel 7)

~~14-20-403-008-0000 (affects Lots 21, 22 and 23 in Parcel 7)~~

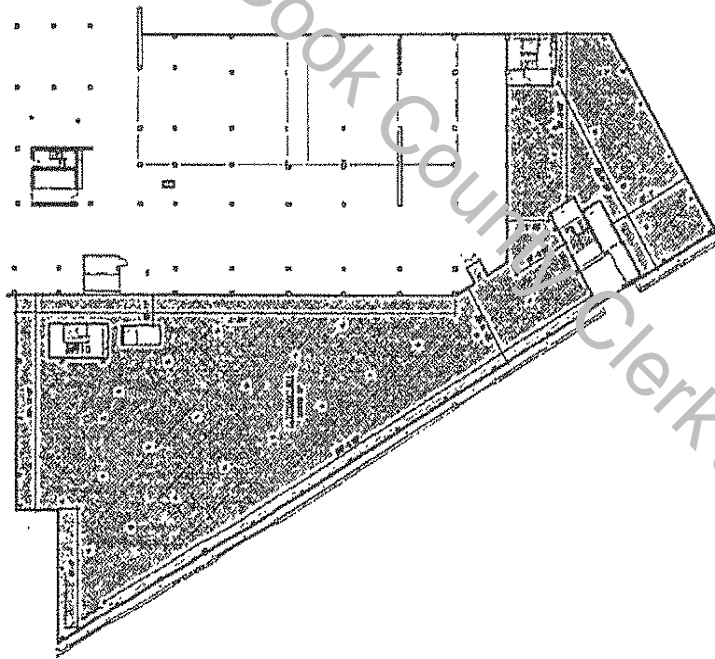
Address: 3515-3527 N. Clark St., Chicago, IL

UNOFFICIAL COPY

EXHIBIT B
TENANT'S PREMISES



KEY PLAN



THIRD FLOOR
LEASED PREMISES
SCALE: 1" = 10'-0"



Property of Cook County Clerk's Office

16-289061-89-Plan-3-17-18
CLEMENT 331 PRELIMINARY DRAWING
09/20/2016
3:40:00 PM

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENCE BY THE CONTRACTOR AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

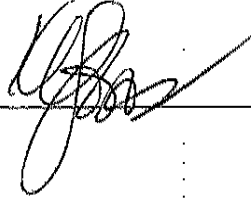
SCB
718 North Dear Street, 11th Floor
Chicago, Illinois 60610
P: 312.467.1234
F: 312.467.1235
www.scb.com



UNOFFICIAL COPY

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 12th day of May, 2020, before 5:00 p.m.



Property of Cook County Clerk's Office