UNOFFICIAL CO

MECHANIC'S LIEN:	
CLAIM	

Doc#, 2019139101 Fee: \$55.00

Edward M. Moody

Cook County Recorder of Deeds Date: 07/09/2020 11:06 AM Pg: 1 of 2

STATE OF ILLINOIS

COUNTY OF DuPage

INTERNATIONAL DECORATORS, INC.

CLAIMANT

-VS-

LSREF4 Turtle, LLC

Wells Fargo Bank, Nar on il Association, as Trustee for the Benefit of Holders of Lone Star Portfolio Trust 2015-LSP, Commercial Morgage Pass-Through Certificates, Series 2015-LSP

Grant Thornton LLP

Jon E. Runquist Individually and d/b/2 Sonoma Construction, L.L.C.

DEFENDANT(S)

The claimant, INTERNATIONAL DECORATOPS, INC. of Barrington, IL 60010-2443 County of Lake, hereby files a claim for lien against Jon E. Runqui et Individually and d/b/a Sonoma Construction, L.L.C., contractor of 121 W. Wacker Drive, Suite 3500 Chica to, IL and LSREF4 Turtle, LLC Dallas, TX 75204 {hereinafter referred to as "owner(s)"} and Wells Fargo Bank, National Association, as Trustee for the Benefit of Holders of Lone Star Portfolio Trust 2015-LSP, Commercial Mortgage Pass-Through Certificates, Series 2015-LSP Sioux Falls, SD 57104 [hereinalter referred to as "lender(s)"] and Grant Thornton LLP (Party In Interest) Chicago, IL 60601 and any passons claiming an interest in the premises herein and states:

That on 12/17/2019, the owner(s) owned the following described land in the Courty of DuPage, State of Illinois to wit.

Street Address:

Grant Thornton Office 3333 Finley Road Downers Grove, IL 52513

A/K/A:

Lot 2 of Finley Point Subdivision, being part of the Northeast 1/4 of Section 31,

Township 39 North, Range 11, East of the Third Principal Meridian Dupage

County, Illinois.

A/K/A;

Tax# 06-31-200-055

and Jon E. Runquist Individually and d/b/a Sonoma Construction, L.L.C. was the owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about 12/17/2019, said contractor made a subcontract with the claimant, and said subcontract was memorialized on 12/31/19, to provide labor and material for drywall and acoustic work for and in said improvement, and that on or about 03/31/2020 the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount

\$435,474.00

Change Orders/Extras

\$9,813.50

Credits

\$.00

Work Not Performed

\$.00

Payments

\$278,242.64

Total Balance Due

\$167,044.86

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of One Hundred Sixty Seven Thousand Forty Four Dollars and 86/100 (\$167,044.86) Dollars, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

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

IN WITNESS WHEREOF, the undersigned has signed this infirument on June 1, 2020.

INTERNATIONAL DECORATORS, INC.

C Gaszynski

President

Prepared By:

INTERNATIONAL DECORATORS, INC.

28059 W. Commercial Avenue

Barrington, IL 60010-2443

State of IL.

County of Lake

VERIFICATION

ynski, being first duly sworn, on oath deposes and says that the and in is President of The affiant, J affiant has read the foregoing claim for lien and knows the contents thereo c and that all the Claiman the stateme cein contained are true.

James R. Gaszynski President

Subscribed and sworn before me this June 1, 2020.

Notary Public's Signature

OFFICIAL SEAL MARLA ANDERSON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:01/23/23

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