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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/04/2020 04:35 PM PG: 1 OF 3

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

SUB-CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

Claimant, **F. E. MORAN FIRE PROTECTION NORTH**, an Illinois Corporation, with offices at 2265 Carlson Drive, Northbrook, Illinois 60062 ("Moran" or "Claimant") having provided its statutory Lien Notice on June 11, 2020, hereby files its Claim for Mechanic's Lien on the Real Estate (as hereinafter described) against the interest of the following entities in the Real Estate: Bucksbaum Realty Management, LLC, Bucksbaum Leasing, LLC, Bucksbaum Properties, LLC, 1025 W. Addison Street Apartments Owner, LLC, APLLC Developer, LLC, UBS Realty Investors, LLC, RMK Management Corp (Collectively "Owners"); and against the interest of the following entity in the Real Estate: CB Theater Experience ("Tenant"); and against the following entity in the Real Estate: 1025 W. Addison Street Apartments Capital, LLC ("Lender"); and against the following entity in the Real Estate: VCC, LLC ("VCC" or "General Contractor"); and against the interest of the following in the Real Estate: any unknown owners, lien holders, or any persons claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owners. Claimant states as follows:

1. On or about March 21, 2016 and continuing thereafter, Owner owned fee simple title to the real estate (including all land improvements thereon) in Cook County, Illinois, commonly known as 1025 W. Addison Street, Chicago, IL 60610 (the "Real Estate" or "Property") and legally described as follows:

See attached Exhibit A

PIN #s: 14-20-403-004-0000, 14-20-403-005-0000, 14-20-403-007-0000, 14-20-403-008-0000, 14-20-403-022-0000, 14-20-403-023-0000, 14-20-403-024-0000, 14-20-403-025-0000, 14-20-403-064-0000, 14-20-403-065-0000, 14-20-403-067-0000, 14-20-403-069-0000, and 14-20-403-070-0000

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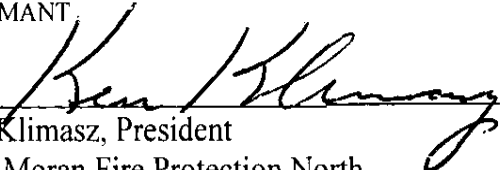
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2. Bucksbaum Realty Management, LLC, Bucksbaum Leasing, LLC, Bucksbaum Properties, LLC, 1025 W. Addison Street Apartments Owner, LLC, APLLC Developer, LLC, UBS Realty Investors, LLC, RMK Management Corp (Collectively "Owners"), currently lease the property at 1025 W. Addison Street, Third floor, Chicago, Illinois 60601 to CB Theater Experience ("Tenant"). Owner 1025 W Addison Street Apartments Owner LLC currently has a mortgage on the property to 1025 W Addison Street Apartments Capital LLC ("Owner's Mortgagee").
3. Owner or Tenant, or one knowingly permitted by the Owner or Tenant to do so, entered into a Contract ("Contract") with VCC, LLC ("General Contractor") wherein Contractor was to provide labor, materials, and equipment for the CMX Cinema – Wrigleyville Project ("Project") which constitutes an improvement related thereto and for the benefit of the Property.
4. General Contractor made a subcontract with F. E. Moran Fire Protection North ("Moran") dated on or about February 4, 2019, assigned subcontract number 1919-004-104, to provide for the furnishing and installation of the sprinkler system for the CMX Cinema – Wrigleyville project improvements to the Real Estate in the total amount of \$197,112.00 and said furnishing and installation was performed by Moran upon the Real Estate by Claimant.
5. Claimant last performed work under the Contract on March 27, 2020.
6. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of One Hundred Twenty Four Thousand Eight Hundred Forty Two Dollars and 00/100 (\$124,842.00), which principal amount bears interest at the statutory rate of 10% per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of One Hundred Twenty Four Thousand Eight Hundred Forty Two Dollars and 00/100 (\$124,842.00) plus interest.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby withdrawn and revoked. Acceptance of any partial payment by Claimant of any part of the sums claimed due and owing shall not operate to invalidate this Lien Claim.

Dated: July 16, 2020

F. E. MORAN FIRE PROTECTION NORTH
CLAIMANT

By: 
Ken Klimasz, President

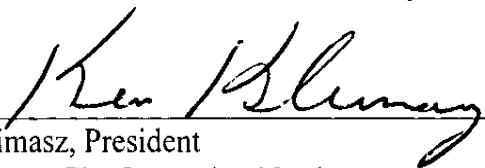
F. E. Moran Fire Protection North

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STATE OF ILLINOIS)
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COUNTY OF COOK) ss

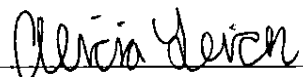
VERIFICATION

I, Ken Klimasz, being first duly sworn on oath, depose and state that I am the President of F. E. Moran Fire Protection North ("Moran"), that I have read the above and foregoing Subcontractor's Claim for Mechanic's Lien, that I am duly authorized to provide this Verification on behalf of Moran and that it is true and correct to the best of my knowledge.



Ken Klimasz, President
F. E. Moran Fire Protection North

Signed and sworn to before me
this 16th day of JULY, 2020



Notary Public



Property of Cook County Clerk's Office