

UNOFFICIAL COPY

Doc#: 2033003053 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/25/2020 09:44 AM Pg: 1 of 3

Form No. 203R
AMERICAN LEGAL FORMS, CHICAGO, IL
Jan. 1995
(312) 372-1922

SUBCONTRACTOR'S CLAIM FOR LIEN

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the author of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

STATE OF ILLINOIS Cook)
COUNTY OF _____) SS.
LAB Development LLC d/b/a

Connexion

Claimant

v.

Advanced Electrical Services, Inc.

(The Above Space For Recorder's Use Only)

2550 Wabash LLC; First Midwest Bank; McPartland Construction Consultants, Inc.

Defendant

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$33,898.27

The Claimant Connexion of
the City of Buffalo Grove County of Lake State of Illinois hereby file 5 a notice
and Claim for Lien against Advanced Electrical Services, Inc., the electrical Sub-
Contractor of the City of Frankfort County of Will State of Illinois,
and 2550 Wabash LLC, an Illinois LLC
owner of the property commonly known as: 2550 S. Wabash Avenue, Chicago, Illinois
County of Cook State of Illinois ("Job Site")

That on the 29th day of August, 2016 said last named person
was the owner of the following described land
in the County of Cook, State of Illinois to wit:

LOT'S 6, 7, 8 AND 9 IN ASSESSOR'S DIVISION OF BLOCK 73 OF THE CANAL TRUSTEES'
SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 17-27-122-021 0000

in Section 27, Township 39 NORTH, Range 14, and _____
their Contractor _____ for the improvement thereof.

That on the 9th day of April, 2019 said Contractor
made a subcontract with the Claimant _____ to (1) provide electrical supplies to the Job Site.

for and in said improvement, and that, on the 12th day of August, 2020
the Claimant _____ completed thereunder (2) delivery of all electrical supplies to the Job Site for the total sum
of \$101,168.97.

UNOFFICIAL COPY

Subcontractor's Claim for Lien

~~*That, at the special instance and request of said Contractor _____, the Claimant _____ furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ _____ as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit _____, and did complete the same on the _____ day of _____ A.D. 19____~~

~~That neither said owner, nor his agent, architect or superintendent can, upon reasonable diligence, be found in said County so as to serve upon either of them personally a notice hereof in accordance with the statute in such cases made and provided:~~

That said Contractor _____ entitled to credits on account thereof as follows: \$67,270.70

leaving due, unpaid and owing to the Claimant _____, after allowing all credits, the sum of \$33,898.27 for which, with interest, the Claimant _____ claim _____ a lien on said land and improvements, against said Contractor _____ and owner _____.

CONNEXION

Signature _____
Tom Dubnicka-CFO

(If a firm, sign firm name.)

(I) State what the claimant _____ was to do (1) "All required said contract to be done;" or "delivery of materials to the value of \$ _____," or "labor to the value of \$ _____" as fully set forth in an account thereof, herewith filed and made part hereof, marked Exhibit _____.
* if extras, fill out; if no extras, strike out.

Mail to: David B. Pogrund
Name Stone Pogrund & Korey, LLC
Address 1 East Wacker Drive, Suite 2610
Chicago, IL 60601

This instrument prepared by David B. Pogrund
Name Stone Pogrund & Korey, LLC
Address 1 East Wacker Drive, Suite 2610
Chicago, IL 60601

STATE OF ILLINOIS }
COUNTY OF Lake } SS

The Affiant Tom Dubnicka
being first duly sworn on oath deposes and says, that he is the CFO

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.

Tom Dubnicka-CFO

Subscribed and sworn to before me this 28 day of October A.D. 2020



Verlinda Green
Notary Public

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, **DAVID B. POGRUND**, being first duly sworn on oath, depose and state as follows:

1. That I am one of the attorneys and agents of **LAB Development, LLC d/b/a Connexion** and I am authorized to make this Affidavit.
2. That on November 2, 2020, I sent a copy of this Notice of Subcontractors Claim and Illinois Mechanic's Lien Claim to the following entities at the addresses listed below by depositing same in the U.S. Mail, proper postage prepaid, **Certified Mail, Return Receipt Requested, Restricted Delivery and Regular First Class Mail.**

3. See below:

NOTICE LIST

OWNERS:

2550 Wabash LLC
2550 S. Wabash
Chicago, IL
Attn: Stuart Miller

2550 Wabash LLC c/o
David H. Sachs, R/A
500 W. Madison St., Ste. 3700
Chicago, IL 60661

LENDERS:

First Midwest Bank
3956 W. North Avenue
Chicago, IL 60647

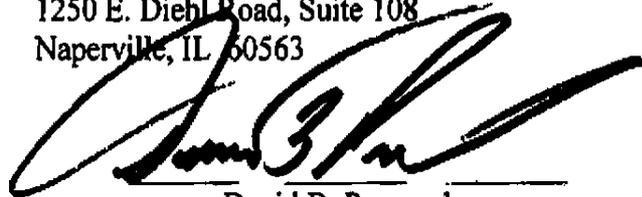
ELECTRICAL CONTRACTOR:

Advanced Electrical Services, Inc. c/o
John Vincent, R/A
24133 S. 80th Avenue
Frankfort, IL 60423

GENERAL CONTRACTOR:

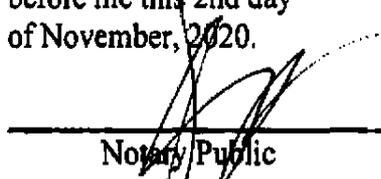
McPartland Construction Consultants, Inc.
1367 Camelot Lane
Lemont, Illinois 60439
Attn: Shawn McPartland

McPartland Construction Consultants, Inc. c/o
Ronald J. Broida, R/A
1250 E. Diehl Road, Suite 108
Naperville, IL 60563



David B. Pogrund

SUBSCRIBED and SWORN to
before me this 2nd day
of November, 2020.



Notary Public

