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This instrument was prepared by
and after recording should be
mailed to:

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



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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/27/2021 02:07 PM PG: 1 OF 3

GENERAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

THE CLAIMANT, **AJJA Hotel Group, LLC**, having a principal place of business at 1201 North Market Street, Suite 111, Wilmington, DE 19801, claims a lien against the real estate, more fully described below, and against the interest of the following persons in the real estate: **TRTG CHI LLC** (the "Owner"), **STJ Chicago, LLC d/b/a Pendry Chicago Hotel**, tenant, **Bank Ozk**, mortgagee, and any other person claiming an interest in the real estate, more fully described below, through, or under the **Owner**, stating as follows:

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

Lots 10, 11, 12, 13, 14 and 15 in Block 7 in Fort Dearborn Addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PIN: 17-10-303-024-0000

which property is commonly known as 230 N. Michigan Ave., Chicago, IL 60601.

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2. On or about November 1, 2021, Owner contracted with Claimant to remove FFE and to install specially fabricated headboards and artwork affixed to the walls of said premises and install lamps. Subsequent thereto, Owner requested revisions to the installation of the headboards, relocation of the artwork, installation of TVs, and removal of additional FFE which resulted in extras to the contract. (This contract is separate from the contract for the services rendered to receive shipments and packages of construction materials and specially fabricated hardboards and artwork, to remove construction debris, and to install specially fabricated lobby fixtures, including table tops, as modified, which is the subject of a separate mechanics lien claim.)

3. That on or about June 18, 2021, the Claimant substantially completed its work under its contract, as modified by extras, which entailed the delivery of said labor and related materials.

4. That, as of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of \$189,120.00, of which \$186,120.00 is lienable.

5. Claimant claims a lien on the real estate and against the interest of the **Owner, Tenant, Lender**, and any other person claiming an interest in the real estate (including all land and improvements thereon) in the amount of **One Hundred Eighty-six Thousand One Hundred Twenty and 00/100 Dollars (\$186,120.00)**, plus interest bears interest at the statutory rate of ten percent (10%) per annum.

AJJA Hotel Group, LLC, a Delaware limited liability company

By: 

Kori M. Bazanos, its attorney

Kori M. Bazanos
Bazanos Law P.C.
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Chicago, Illinois 60602

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AFFIDAVIT

STATE OF Georgia)
) SS
 COUNTY OF Fulton)

The Affiant, Jayesh Patel, being first duly sworn, on oath deposes and states that she is an authorized representative of **AJJA Hotel Group, LLC**, a Delaware limited liability company, that she has read the above and foregoing general contractor's notice and claim for mechanic's lien and that to the best of her knowledge and belief the statements therein are true and correct.

By: _____

PRESIDENT (position)

SUBSCRIBED AND SWORN to

before me this 24 day

of September, 2021 by Jayesh Patel (Name of Affiant).

 Notary Public

My Commission Expires: 11-25-2023

