

# UNOFFICIAL COPY

Form No. 202R  
AMERICAN LEGAL FORMS, CHICAGO, IL

Jan, 1995  
(312) 372-1922



\*2202419056\*

loc# 2202419056 Fee \$45.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

ATE: 01/24/2022 03:26 PM PG: 1 OF 4

## SUBCONTRACTOR'S CLAIM FOR LIEN

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STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

LAB Development LLC d/b/a

Connexion

Claimant

v.

JMS Electric, Inc.; Chicago Title Land Trust Company,

(The Above Space For Recorder's Use Only)

as Trustee under Trust Agreement dated 6/28/19 and known as Trust No. 8002381194; 448 North LaSalle LLC; Indure Build-to-Core Fund LLC; Defendant CA Student Living Development and Management LLC; and 448 North LaSalle Street Tenant, LLC

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$33,844.63

The Claimant, LAB Development LLC d/b/a Connexion ("Connexion") of the City of Buffalo Grove County of Lake State of Illinois hereby files a notice and Claim for Lien against JMS Electric, Inc.; the sub-Contractor of the City of Schaumburg County of Cook State of Illinois, and Chicago Title Land Trust Company, as Trustee under Trust Agreement dated 6/28/19 and known as Trust No. 8002381194 owner of the property commonly known as: 448 N LaSalle Street, Chicago, Illinois County of Cook State of Illinois ("Job Site")

That on the 2nd day of August, 2021, said last named person was the owner of the following described land in the County of Cook, State of Illinois to wit:

See Legal Description and Pin Numbers attached hereto as Exhibit A.

in Section 9, Township 39 North, Range 14, and their Contractor for the improvement thereof.

That on the 2nd day of August, 2021, said Contractor made a subcontract with the Claimant to (1) to provide electrical goods and supplies to the Job Site

for and in said improvement, and that, on the 8th day of December, 2021 the Claimant completed thereunder (2) delivery of all of the electrical goods and supplies to the Job Site for the total sum of \$104,789.80.

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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 is entitled to credits on account thereof as follows: \$70,945.17

leaving due, unpaid and owing to the Claimant \_\_\_\_\_, after allowing all credits, the sum of \$ 33,844.63 for which, with interest, the Claimant CONNEXION claim \_\_\_\_\_ a lien on said land and improvements, against said Contractor \_\_\_\_\_ and owner \_\_\_\_\_.

Signature Kathleen Raby  
Kathleen Raby-CFO  
(If a firm, sign firm name.)

(1) State what the claimant \_\_\_\_\_ was to do (2) "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

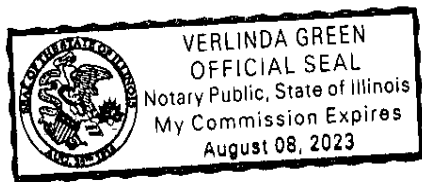
STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

The Affiant Kathleen Raby  
being first duly sworn on oath deposes and says, that she is the CFO

of the Claimant \_\_\_\_\_; that she has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

Kathleen Raby  
Kathleen Raby-CFO

Subscribed and sworn to before me this 12 day of January A.D. 19 2022



Verlinda Green  
Notary Public

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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 January 14, 2022, I sent a copy of this Notice of Subcontractor's 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:

Chicago Title Land Trust Company,  
as Trustee under Trust Agreement  
dated 6/28/19 and known as  
Trust No. 8002381194  
10 S. LaSalle St., Suite 2750  
Chicago, IL 60603

#### SUB-CONTRACTOR:

JMS Electric, Inc.  
871 E. State Parkway  
Schaumburg, IL 60173

JMS Electric, Inc. c/o  
Arnold B. Malk, R/A  
135 Revere Drive  
Northbrook, IL 60062

#### LENDER:

Indure Build-to-Core Fund LLC  
900 7<sup>th</sup> Street, NW, Suite 600  
Washington, DC 20001

#### GENERAL CONTRACTOR:

CADB Catalyst Construction Group  
30 E. Randolph, Suite 2100  
Chicago IL 60601

#### TENANTS

448 North LaSalle LLC c/o  
Thomas J. Dwyer & Associates, R/A  
400 Lathrop Avenue  
River Forest, IL 60305

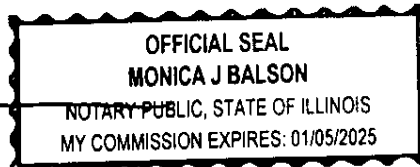
CADB Catalyst Construction Group  
c/o Illinois Corporation Service C, R/A  
801 Adlai Stevenson Drive  
Springfield, IL 62703

448 North LaSalle Street Tenant LLC c/o  
Illinois Corporation Service C, R/A  
801 Adlai Stevenson Drive  
Springfield, IL 62703

CA Student Living Developments Management, LLC c/o  
Illinois Corporation Service C, R/A  
801 Adlai Stevenson Drive  
Springfield, IL 62703

David B. Pogrund

SUBSCRIBED and SWORN to  
before me this 14<sup>th</sup> day  
of January, 2022.

  
Notary Public

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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-09-252-009-0000, 17-09-252-010-0000, 17-09-252-011-0000 and 17-09-252-012-0000

Lots 4, 5 and 6 (except that part of Lot 6 taken and used for LaSalle Street and except the South 40 feet of Lots 5 and 6) in Block 5 in Wolcott's Addition to Chicago in the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois and Lots 9, 10 and 11 in Block 8 in Newberry's Addition to Chicago in the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

ALSO

Lots 9, 10 and 11 in Block 8 in Newberry's Addition to Chicago in the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

