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Karen A. Yarbrough
Cook County Clerk
Date: 04/15/2022 09:56 AM Pg: 1 of 4

Sophia Moraitis
S. Moraitis & Associates
333 Harrison Street
Oak Park, Illinois 60304
Ph: (312) 733-9803
Cell: (312) 342-5730

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The Claimant DXU LLC ("DXU"), an Illinois limited liability company with an office located at 412 S. Wells Street, 2nd Floor Chicago, IL 60607, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Tower 10 Glades LLC ("Owner") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including Delilah's Gold Coast LLC ("Tenant/Owner's Agent") and JPMorgan Chase Bank N.A. ("Lender").

DXU states:

1. Since before June 7, 2021, Owner owned interest(s) as fee simple owner and, possibly otherwise, in the Real Estate commonly known as 845-847 N. State Street, Chicago, Illinois, and legally described as follows ("Real Estate"):

See Attached Legal Description

2. On or about June 7, 2021, DXU entered into a contract ("Contract") with Tenant/Owner's Agent. Pursuant to the Contract, DXU agreed to provide architectural services (including site visits, code reviews, schematic design review, construction documents, mechanical, plumbing and electrical engineering, structural engineering, permit services, and construction administration) for the buildout of a Delilah's eatery located at the Real Estate in exchange for payment to DXU of certain fixed fees, reimbursable expenses and subject to hourly time and material basis for additional services.

PIN Number: 17-03-223-032-0000; 17-03-223-033-0000; 17-03-223-0035-0000

Address: 845-847 N. State Street, Chicago, Illinois

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3. DXU performed services totaling Thirty Four Thousand Sixteen Dollars and 25/100 (\$34,016.25).
4. The Contract was entered into between DXU and Owner, through Owner's Tenant/Owner's Agent, and the services were performed by DXU with the full knowledge and consent of Owner and Tenant/Owner's Agent.
5. DXU's last day of work under the Contract was March 18, 2022.
6. As of the date hereof, after allowing all credits, there is now due, unpaid and owing to DXU, the principal sum of Thirty Four Thousand Sixteen Dollars and 25/100 (\$34,016.25) for which, with interest, DXU claims a mechanics lien against the Real Estate.
7. DXU hereby revokes any waiver of rights given in advance of payment for which payment was not made.

Dated: April 13, 2022

DXU LLC

By: 

Name: Tim Baumruck

Title: Chief Operating Officer

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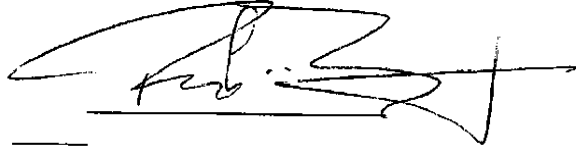
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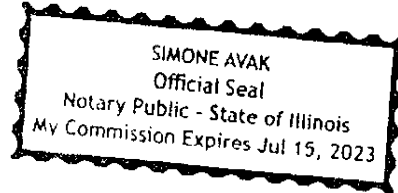
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I, Tim Baumruck, being first duly sworn on oath, depose and state that I am an Officer of Claimant DXU LLC, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Mechanics Lien and know the contents thereof, and that the statements contained therein are true.



Tim Baumruck

SUBSCRIBED AND SWORN TO
before me this 17th day of April 2022


Notary Public

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Exhibit A

Legal Description

LOTS 4,5, AND 7 IN LOYOLA RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 2, 3, 4, 5, "A" AND PART OF LOT 6 IN THE SUBDIVISION OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION (ANTE-FIRE), TOGETHER WITH LOTS 1, 2, 3, 4, 9 AND PARTS OF THE PRIVATE ALLEYS IN ANDREW LARSON'S SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF BLOCK 18 AFORESAID (ANTE-FIRE), AND LOTS 1, 2, 3, AND 4 IN THE SUBDIVISION OF LOT 7 OF BLOCK 18 IN THE CANAL TRUSTEE'S SUBDIVISION AFORESAID (ANTE-FIRE) OF THE SOUTH FRACTIONAL $\frac{1}{4}$ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SUCH PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 24, 2013, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON AUGUST 6, 2013, AS DOCUMENT NO. 1321816010.

Commonly known as: 845 N State Street, Chicago, Illinois

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