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Doc#: 2211633336 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2022 02:01 PM Pg: 1 of 4

NOTICE AND CLAIM FOR MECHANICS LIEN

PREPARED BY AND MAIL TO:
William H. Hrabak, Jr.
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Second Floor
Burr Ridge, IL 60527

Common Address:
448 North LaSalle Street
Chicago, IL 60654

(For Recorder's Use Only)

NOTICE AND CLAIM FOR MECHANICS LIEN

The Claimant, ALL-TECH DECORATING COMPANY, an Illinois corporation ("Claimant"), with an address at 1227 Naperville Drive, Romeoville, IL 60446-1041, hereby issues its Mechanic's Lien against CA VENTURES HOLDINGS LLC at 1 Prudential Plaza, Suite 2100, 130 East Randolph, Chicago, Illinois, 60601 and CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED 6/28/19 AND KNOWN AS TRUST NO. 8002381194, at 10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603 ("Owners"), CADB CATALYST CONSTRUCTION GROUP ("Construction Manager"), at 130 East Randolph, Suite 2100, Chicago, IL 60601, and INDURE BUILD-TO-CORE FUND, LLC ("Lender") at 900 Seventh Street, N.W., Suite 600, Washington DC, 20001, and states:

1. On July 15, 2021, the Owners owned the following described land in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

P.I.N.S: 17-09-252-009-0000, 17-09-252-010-0000,
17-09-252-011-0000, 17-09-252-012-0000

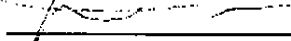
COMMON ADDRESS: 448 North LaSalle Street, Chicago, IL 60654

2. That on or about July 15, 2021, Claimant entered into a contract with the Owner to provide painting and other decorating services and materials on the subject property and that Claimant substantially completed and furnished all services and materials under said contract on January 6, 2022.

3. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of Sixty Two Thousand Seven Hundred Ninety and 00/100th Dollars (\$62,790.00), which principal amount bears interest as a statutory rate of ten percent (10%) per annum for which Claimant claims a mechanics lien on said premises, land and improvements.

Dated: April 8, 2022.

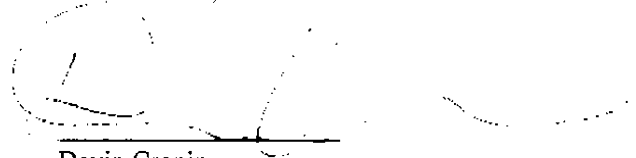
ALL-TECH DECORATING COMPANY,

By: 
Devin Cronin,
Its duly authorized agent

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COUNTY OF COOK)
) SS.
STATE OF ILLINOIS)

The affiant, DEVIN CRONIN, being first duly sworn on oath, deposes and says that he is the duly authorized agent for ALL-TECH DECORATING COMPANY, the claimant and that he has read the foregoing Notice and Claim for Mechanics Lien and knows the contents thereof, and that all the statements therein contained are true.

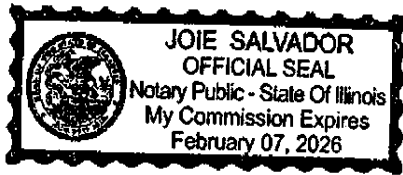


Devin Cronin

Subscribed and Sworn to
before me this 14th day
of April, 2022.



Notary Public



Property of Cook County Clerk's Office

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SERVICE LIST

A copy of this Notice and Claim for Lien has been sent to the following persons by Certified Mail, Restricted Delivery, Return Receipt Requested:

CA VENTURES HOLDINGS, LLC
c/o Thomas M. Scott, Manager
1 Prudential Plaza, Suite 2100
130 East Randolph
Chicago, Illinois, 60601

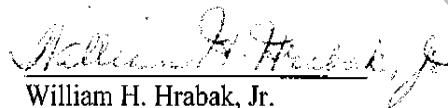
CHICAGO TITLE LAND TRUST COMPANY,
AS TRUSTEE UNDER TRUST AGREEMENT DATED 6/28/19
AND KNOWN AS TRUST NO. 8002381194
c/o Midwest Property Group
Attn: Jaime J. Javors
520 West Erie, Suite 430
Chicago, Illinois 60605

CADB CATALYST CONSTRUCTION GROUP
c/o CA Manager, LLC, Manager
Attn: Thomas M. Scott
130 East Randolph, Suite 2100
Chicago, IL 60601

INDURE BUILD-TO-CORE FUND, LLC
c/o National Real Estate Advisors, LLC
Attn: Jeffrey J. Kanne, President & Chief Executive Officer
900 Seventh Street, N.W., Suite 600
Washington DC, 20001

CERTIFICATE OF SERVICE

I, WILLIAM H. HRABAK, JR., an attorney, certify that I served a true and correct copy of this Contractor's Notice and Claim for Mechanics Lien by Certified Mail, Restricted Delivery, Return Receipt Requested, to the above listed persons by depositing the same in the U.S. Mail at Burr Ridge, Illinois, on the 10th day of April, 2022.


William H. Hrabak, Jr.

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Exhibit "A"

LEGAL DESCRIPTION

All that certain real property located in Cook County, Illinois, City of Chicago, Illinois more particularly described as follows:

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 ¼ 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 ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 448 N. LASALLE STREET, CHICAGO, IL 60654

PIN: 17-09-252-009-0000, 17-09-252-010-0000, 17-09-252-011-0000, 17-09-252-012-0000