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**PREPARED BY, RECORDING
REQUESTED BY AND RETURN TO:**

NAME: Bradley D. Birgé
COMPANY: Bradley Daniel Birgé, P.C.
ADDRESS: 77 West Washington Street
Chicago, Illinois 60602



Doc# 2214519061 Fee: \$45.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2022 03:14 PM PG: 1 OF 4

**SUBCONTRACTOR'S MECHANICS
LIEN CLAIM**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned claimant, **Willow Electrical Supply Co., Inc.**, by Wieslaw Wardzala, President, of the Village of Schiller Park, Cook County, Illinois (the "Claimant"), hereby claims a Subcontractor's mechanics lien pursuant to the Illinois Mechanics Lien Act 770 ILCS 60/1, *et seq.* against **2401 South State Street, LLC** ("Owner"), **First Midwest Bank** ("Lender") **ANKA Builders & Construction, LLC** ("General Contractor"), **ABB Electric Inc.** ("Subcontractor"), **LAB Development, LLC d/b/a Connexion**, **Ferguson Enterprises, LLL** and any Necessary Parties and Non-record claimants, regarding the real property commonly known as 2401 South State Street, Chicago, Cook County, Illinois (the "Property"), and states as follows:

1. Owner now holds title in fee simple to the Property, which is legally described as:

THE EAST 12 FEET OF LOT 15 AND ALL OF LOTS 12, 13, AND 14 IN ALEX WHIT'S SUBDIVISION OF BLOCKS 46, 47 AND 58 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number ("P.I.N."): 17-27-115-001-0000, 17-27-115-002-0000, 17-27-115-003-0000 and 17-27-115-004-0000

2. On or before April 28, 2021 Claimant was retained by **ABB Electric Inc.** pursuant to an oral offer to pay to purchase electrical materials for construction work at a site commonly known as 2401 South State Street, Chicago, Illinois 60616, (the "oral Contract") Claimant agreed to provide, furnish, deliver or store specially ordered electrical materials and supplies ("Goods") for the construction project, in consideration of the offer of **ABB Electric Inc.** to pay timely for the Goods delivered or stored for which Claimant incurred expenses as a material subcontractor for **ABB Electric Inc.**, which was a subcontractor to the Owner's representative, **ANKA Builders & Construction, LLC** for the materials described in the various Statements, Invoices and Acknowledgments prepared to account for the Goods delivered or stored for the improvement and enhancement of the Property (the "Electrical Supplies"), for construction on the Property

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and which **ABB Electric Inc.** obligated itself to pay **\$48,755.15** of which no funds have been received, and no credits are due leaving a balance due to Claimant in the amount of **\$48,755.15** to be paid by **ABB Electric Inc., ANKA Builders & Construction, LLC** and **2401 South State Street, LLC.**

3. Claimant performed one hundred percent (100%) of the work called for by the oral agreement when it supplied all of the electrical materials ("Goods") requested by delivering those Goods for incorporation into the real property or delivered to the owner's (s) authorized agent which electrical materials or supplies were necessary to perform Claimant's duties to improve the Property, the last delivery having been made on **April 27, 2022** which completed Claimant's oral contract.

4. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner, lender and all persons interested therein for the outstanding amount currently due and owing of **\$48,755.15**, plus interest at the rate specified in the Illinois Mechanics Lien Act as well as court costs and attorneys' fees.

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

CERTIFICATION

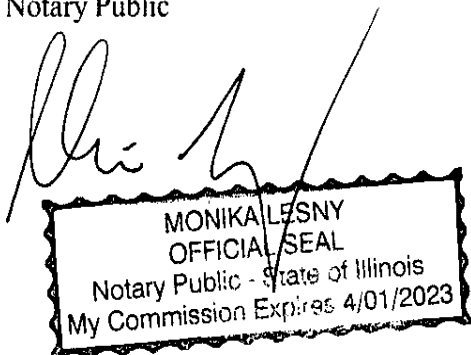
The Affiant, **Wieslaw Wardzala**, President of **Willow Electrical Supply Co., Inc.**, of the Village of Schiller Park, Cook County of Cook, Illinois, being first duly sworn, on oath deposes and states he is the president of **Willow Electrical Supply Co., Inc.** that the affiant has read the foregoing Subcontractor's Mechanics Lien Claim and knows the contents thereof, and that the statements therein contained are true to the best of affiant's knowledge.

Subscribed and Sworn to Before me this

17 Day of May, 2022

By: *Wieslaw Wardzala*
Wieslaw Wardzala, President of Willow Electrical Supply Co., Inc.

Notary Public

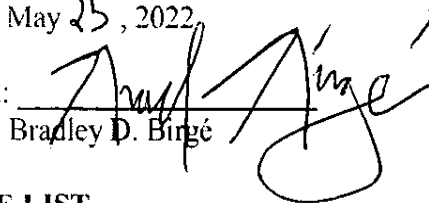


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PROOF OF SERVICE BY MAIL

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I, Bradley D. Birgé, certify that I served this Mechanics Lien Claim by certified mail, return receipt request and restricted delivery to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at 211 South Clark Street, Chicago, IL 60604 by 5:00 p.m. on May 25, 2022 with proper postage prepaid.

Date: May 25, 2022

Signed: 
Bradley D. Birgé

SERVICE LIST

2401 South State Street, LLC
41135 West Chicago Avenue
Chicago, IL 60631

Attention: Andrew Ahitow

First Midwest Bank
8750 West Bryn Mawr Ave., Ste 1300
Chicago, IL 60631

Attention: Gia Ormond, Sr. V.P.

ABB Electric Inc.
4453 North Marrimac
Chicago, Illinois 60639

Attention: Manuel Barrera

Ferguson Enterprises, LLC
c/o Corporate Creations Network
350 South Northwest Highway, Suite 300
Park Ridge, Illinois 60068

Attention: Kevin M. Murphy

ANKA Builders & Construction, LLC
5005 Newport Drive, Suite 207
Rolling Meadows, Illinois 60008

Attention: Unal Cobal

First Midwest Bank
130 East Randolph, Suite 3900
Chicago, IL 60601

Attention: Chad M. Poznansky, Esq.

2401 South State Street, LLC
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025

Attention: Robert S. Strauss

LAB Development, LLC d/b/a Connexion
1 East Wacker Drive, Suite 2610
Chicago, Illinois 60601

Attention: David B. Pogrund

Ferguson Enterprises, LLC
12500 Jefferson Avenue
Newport News, Virginia 23602

Attention: Kevin M. Murphy

2401 State Street QOZB LLC
c/o Vcorp Services, LLC
1013 Centre Road, Suite 403-B
Wilmington, Delaware 19805-1270

Attention: Andrew Ahitow

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2401 South State Street, LLC
2401 South State Street
Chicago, Illinois 60610

Attention: Andrew Ahitow

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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