# UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS
COUNTY OF COOK

Doc#. 2214607388 Fee: \$55.00

Karen A. Yarbrough Cook County Clerk

Date: 05/26/2022 12:01 PM Pg: 1 of 3

D & T Electric, Inc., Claimant

**VS** 

65 Oak Street LLC,
Moncler USA Retail ALC;
Sachse Construction and Development Company, L.L.C.;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

## NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$41,793.96

THE CLAIMANT, D & T Electric, Inc., 119 South Emerson Street, Suite 376, Mt. Prospect, Illinois, hereby files a notice and claim for mechanics lien, as pereinafter more particularly stated, against Sachse Construction and Development Company, L.L.C., 3663 Woodward Avenue, Suite 500, Detroit, Michigan, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, and against 65 Oak Street LLC and Monder USA Retail LLC and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times until October 26, 2021, 65 Oak Street Owner, LLC, and Moncler USA Retail LLC and all other(s) then-owing or then-claiming an interest in the hereing ter-described real property, or any of them, was (were) the owner(s) of, or owned an interest subject to a claim for lien pursuant to the Illinois Mechanics Lien Act in, the following-described real property.

THAT, at all relevant times from and after October 26, 2021, 65 Oak Street L.C and Moncler USA Retail LLC and all other(s) then-owing or then-claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of, or owned an interest subject to a claim for lien pursuant to the Illinois Mechanics Lien Act in, the following-described real property, to-wit:

#### See Property Description on Page Three

THAT, on July 1, 2021, Claimant entered into a subcontract with the said Sachse Construction and Development Company, L.L.C., to perform an electrical installation for the afore-described real property of a value of and for the sum of **\$4,960.00**.

THAT, at the subsequent request of the said Sachse Construction and Development Company, L.L.C., and further pursuant to the said subcontract, Claimant performed additional electrical installation for the afore-described real property of a value of and for the sum of \$437,402.30.

THAT, on February 11, 2022, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

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### SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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THAT Claimant has received \$400,568.34 pursuant to the said subcontract.

THAT the said Sachse Construction and Development Company, L.L.C., was authorized or knowingly permitted by the owner(s) or then-owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the contract of the said Sachse Construction and Development Company, L.L.C., with the said owner(s) or then-owner(s), or one(s) authorized or knowingly permitted by the said owner(s) or then-owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither the said Sachse Construction and Development Company, L.L.C., nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of \$41,793.96, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements, including the interest of Monder USA Retail LLC therein, and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or Moncler USA Retail LLC, or its (their) agent(s), under the original contract.

D. Daniels, Agent of Claimant

STATE OF ILLINOIS

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THE AFFIANT, D. Danie, s. being first duly sworn, on oath deposes

and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein corrained are true.

Daniels, Agent of Claimant

Subscribed and sworn to before me this 26

OFFICIAL SEAL PAMELA J DANIELS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/30/22

Mail To:

D. Daniels

D & T Electric, Inc.

119 South Emerson Street, Suite 376

Mt. Prospect, Illinois 60056

Prepared By:

Stephen M. Goba Illinois Document Preparation Co. 601 South Ahrens Avenue

Lombard, Ilinois 60148

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### **Property Description**

The following-described real property comprises a single tract with a single use.

#### Parcel 1:

Lot 1 in Lawrence's Subdivision of part of Lot 7 in Subdivision of the north half of Block 8 in Canal Trustees Subdivision of the south fractional quarter of fractional Section 3, Township 39 North, Range 14 east of the Third Principal Meridian; and

#### Parcel 2:

That part of Block 8 in Canal Trustees Subdivision aforesaid (sometimes referred to as that part of Lot 7 in Subdivision of the north half of Block 8 in Canal Trustees Subdivision aforesaid) bounded and described as follows: Commencing at a point on the north line of said Block 8 which is 340.2 feet east of the northwest corner of said Block; thence east on said north line to the northwest corner of Lot 1 in Lawrence's Subdivision aforesaid; thence southerly along the west line of said Lot 1 to the southwest corner thereof; thence west, 33 feet 9-5/8 inches; thence northerly in a straight line to the point of beginning;

All in Cook County, Illinois.

Parcel Number: 17-03-207 018-0000

Property Address: 59 East Oak Street Chicago, Illinois 60611