

# UNOFFICIAL COPY

Doc#. 2215718304 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/06/2022 02:04 PM Pg: 1 of 5

STATE OF ILLINOIS    )  
  ) SS  
COUNTY OF COOK     )

**ORIGINAL CONTRACTOR'S  
CLAIM FOR MECHANIC'S  
LIEN**

THIS INSTRUMENT WAS  
PREPARED BY AND AFTER  
RECORDING SHOULD  
BE RETURNED TO:

Clark Hill PLC  
130 East Randolph Street  
Suite 3900  
Chicago, Illinois 60601  
Attn: Daniel T. Graham

**TO: See Service List - Exhibit B**

The lien claimant, Sachse Construction and Development Company, LLC, a contractor located at 3663 Woodward Avenue, Suite 500, Detroit, MI 48201 (hereinafter "Claimant") hereby files its Original Contractor's Claim for Mechanic's Lien on/against the Real Estate (as hereinafter described) and against the interest(s) of Owner, 65 Oak Street LLC ("Owner") and against the interest of any person or entity claiming an interest in the Real Estate, including Tenant, Moncler USA, Inc., 568 Broadway, New York, NY 10022 (as hereinafter described) by, through or under Owner, Unknown Lender(s) or other contractors, and against the interests of all Unknown Owners and/or Claimants.

In furtherance of its Claim for Lien against all interests, leaseholds or otherwise, in the Real Estate (as defined below), Claimant states as follows:

1. That prior to and including the date of Tenant's contract with Claimant, the Owner owned, and the Tenant occupied, the following Real Estate commonly known as:

65 EAST OAK STREET, CHICAGO, ILLINOIS 60611,

and legally described as follows:

SEE ATTACHED EXHIBIT A – Tax Identification Nos. and Legal  
Description of Property  
(hereinafter referred to as the "Real Estate").

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2. That Claimant entered into an agreement, entitled: "Standard Form of Agreement Between Owner and Contractor" AIA A101-2017 (the "Contract") between Moncler USA, Inc. and Sachse Construction and Development Company, LLC, as the Contractor, dated October 28, 2021, under which Claimant agreed to provide construction services for the Tenant's space being renovated pursuant to the Moncler Chicago Build-Out Project (the "Project"), in exchange for payment by Tenant to Claimant of a Stipulated Sum of \$2,498,000.00, plus approved change orders and interest on unpaid amounts then due.

3. That the Project was substantially completed on or about February 8, 2022.

4. That as of the filing of this Claim for Mechanic's Lien, the Claimant had completed work to the value of \$2,858,195.28.

5. That the balance due and owing from the Owner to the Claimant for the work performed to date is the sum of one hundred thirty-thousand two hundred twenty-one dollars and 77/100 cents (\$130,221.77), which principal amount bears interest from time to time on the principal amount then outstanding at the interest rate provided by the Contract. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the principal amount of one hundred thirty-thousand two hundred twenty-one dollars and 77/100 cents (\$130,221.77), plus interest at the rate stated above from the date the amounts first became due. Claimant specifically reserves its right to amend this Claim to adjust the principal amount claimed to reflect amounts that subsequently became due and owing whether under the terms of the Contract or for extra and additional materials and extra and additional labor furnished at the insistence and request of Tenant, including certain punch-list items, unresolved claims and retainage withheld.

6. Claimant contends that neither apportionment nor allocation of Claimant's claim is required.

7. You are hereby further notified that to the extent permitted by law, all waivers of lien heretofore given, if any, by the undersigned Claimant in order to induce payment not received, are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Lien.

Dated: June 2, 2022

Claimant,  
Sachse Construction and Development  
Company, LLC

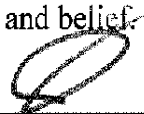
By:   
Todd Sachse  
Its: CEO and Founder

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## VERIFICATION

STATE OF MICHIGAN    )  
   ) SS  
 COUNTY OF WAYNE     )

I, Todd Sachse, being first duly sworn on oath, hereby attest that I am the CEO and Founder for Sachse Construction and Development Company, LLC ("Claimant"), that I am authorized as agent to execute this Contractor's Original Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Contractor's Original Claim for Mechanic's Lien and know the contents thereof, and that the statements contained therein are true and correct to the best of my knowledge, information and belief.

  
 \_\_\_\_\_  
 Sachse Construction and  
 Development Company, LLC

Subscribed and sworn to before me  
 this 2 day of June, 2022

M. Clements  
 \_\_\_\_\_  
 Notary Public

My commission expires March 9, 2024.

M. CLEMENTS  
 NOTARY PUBLIC, STATE OF MI  
 COUNTY OF MACOMB  
 MY COMMISSION EXPIRES Mar 9, 2024  
 ACTING IN COUNTY OF Wayne

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## EXHIBIT A

**TAX ID NO. (P.L.N): 17-03-207-018-0000**

**LEGAL DESCRIPTION:**

**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 SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION AFORESAID, COMMENCING AT A POINT OF THE NORTH LINE OF SAID BLOCK 340.2 FEET EAST OF THE NORTHWEST CORNER, THENCE EAST ON SAID LINE TO THE NORTHWEST CORNER OF LOT 1 IN LAWRENCE'S SUBDIVISION AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT TO SOUTHWEST CORNER THEREOF; THENCE WEST 33 FEET 9 5/8 INCHES; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 6 IN THE NORTH 1/2 OF BLOCK 8 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B SERVICE LIST

**TO: VIA Certified Mail:**

Owner:  
65 Oak Street LLC  
925 Fourth Avenue, 39<sup>th</sup> Floor  
Seattle, WA 98101  
c/o National Registered Agents, Inc.  
208 S. LaSalle St., Suite 814  
Chicago, IL 60604

Tenant:  
Moncler USA Retail LLC  
65 Oak Street  
Chicago, IL 60602  
c/o Illinois Corporation Service Company,  
Reg. Agent  
801 Adlai Stevenson Drive  
Springfield, IL 62703

Subcontractor:  
Worldwide Natural Stone & Title, Inc.  
5216 West Kinzie Street  
Chicago, IL 60644  
c/o John W. Albee, Reg. Agent  
1200 Shermer Road, Suite 430  
Northbrook, IL 60062