



Doc# 2229745000 Fee \$45.00

**NOTICE AND CLAIM  
FOR MECHANICS LIEN**

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/24/2022 09:23 AM PG: 1 OF 3

IN THE OFFICE OF RECORDER OF  
DEEDS OF COOK COUNTY, IL

THE HABITAT COMPANY LLC, an )  
Illinois limited liability company, )  
("Claimant"), )  
v. )  
I'M ABE FROMAN, LLC, a )  
Delaware limited liability company, )

**NOTICE & CLAIM FOR LIEN**

**IN THE AMOUNT OF:**

\$24,530.00, plus interest and  
collection costs

CLAIMANT, THE HABITAT COMPANY, an Illinois limited liability company, being a contractor as defined under 770 ILCS 60/ Mechanics Lien Act, provided SERVICES and related work on the real estate described below, hereby files a Notice and Claim for Mechanics Lien against said property ("LAND") and against I'M ABE FROMAN, LLC, a Delaware limited liability company ("OWNER"), located at 215 South La Cienega Boulevard, Suite 203, Beverly Hills, CA 90211, the owner of record of the LAND, and US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY CAPITAL I INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2019-K87, located at One Federal Street, 3rd Floor, Mail Code EX-MA-FED, Boston, MA 02011, each of whom claims an interest in the nature of a mortgage in the LAND, which is commonly known as Drexel Court Apartments and Lake Park East Apartments, the legal description of which is attached as Exhibit A.

On or about June 4, 2018, the OWNER, of said LAND made a contract with CLAIMANT whereby CLAIMANT was to provide labor and services, including management services for said LAND.

CLAIMANT thereafter completed all of its obligations pursuant to said contract through or about October 17, 2022. To date, despite due demand for payment, CLAIMANT remains unpaid for said work; and there is no reasonable basis for the failure of OWNER to pay CLAIMANT.

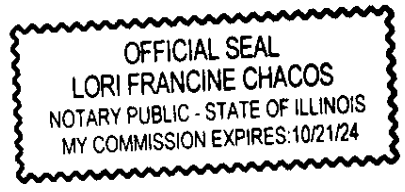
Therefore, after all due credits, the amount left due, unpaid and owing to CLAIMANT is **\$24,530.00**, for which amount, plus interest and collection costs, including reasonable attorneys' fees, CLAIMANT claims a lien on the LAND and improvements thereon.

THE HABITAT COMPANY LLC, an  
Illinois limited liability company

BY: Matthew G. Fiascone  
President

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 20 DAY OF OCTOBER, 2022.

Notary Public (seal)



# UNOFFICIAL COPY

*Prepared by and return to (after recording) to:*

The Habitat Company LLC  
350 W. Hubbard Street, Suite 500  
Chicago, IL 60654  
Attn: Lori F. Chacos, Esq.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A (LEGAL DESCRIPTION OF LAND)

### PARCEL 1:

LOTS 37 AND 38 IN BLOCK 2 IN SHERMAN T. COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO, IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 3, 4 AND 5 AND THE NORTH 10 FEET OF LOT 6 IN HALE'S RESUBDIVISION OF LOTS 1, 4, 5, 8 AND 9 IN THE EAST HALF OF BLOCK 2 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOTS 7, 8 AND 9 IN HAINES, SIDNEY AND LAVTON'S SUBDIVISION OF BLOCK 6 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

LOTS 1 AND 2 IN ROBERT H. LAW'S SUBDIVISION OF LOTS 5, 6, 7, 8, 9 AND 10 (EXCEPT PARTS TAKEN FOR COTTAGE GROVE AVENUE AND DREXEL BOULEVARD) IN BLOCK 3 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PIN NUMBERS: 20-11-102-004-0000 (Parcel 1)  
 20-11-100-040-0000 (Parcel 2)  
 20-02-311-017-0000 (Parcel 3)  
 20-02-305-018-0000 (Parcel 4)

COMMON ADDRESSES: 4725-4727 S. Ingleside Ave, Chicago, Illinois 60615 (Parcel 1)  
 4700-4712 S. Drexel Blvd, Chicago, Illinois 60615 (Parcel 2)  
 4532-4542 S. Drexel Blvd, Chicago, Illinois 60653 (Parcel 3)  
 4420-4428 ½ S. Drexel Blvd, Chicago, Illinois 60653 (Parcel 4)