

# UNOFFICIAL COPY

Doc#: 2231216039 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2022 10:18 AM Pg: 1 of 4

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R  
PORTAGE PARK CAPITAL, LLC  
77 W. WASHINGTON STREET, SUITE  
1501  
CHICAGO, IL 60602

VIA CERTIFIED MAIL R/R  
A.L.L. MASONRY CONSTRUCTION  
CO., INC. DBA ALL CONSTRUCTION  
GROUP  
1425 S 55TH CT  
CICERO, IL 60804

VIA CERTIFIED MAIL R/R  
HEARTLAND BANK & TRUST  
COMPANY  
4456 WOLF RD  
WESTERN SPRINGS, IL 60558

THE CLAIMANT, TK ELEVATOR CORPORATION (AKA THYSSENKRUPP ELEVATOR CORPORATION) located at 3100 INTERSTATE N. CIR SE, STE. 500 , ATLANTA, GA 30339, a subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: PORTAGE PARK CAPITAL, LLC (owner), HEARTLAND BANK & TRUST COMPANY (mortgagee), A.L.L. MASONRY CONSTRUCTION CO., INC. DBA ALL CONSTRUCTION GROUP (subcontractor), and any other person claiming an interest in the real estate more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, Owner(s) owned the following described land in the County of COOK, State of Illinois, to wit:

PARCEL: See Exhibit A

P.I.N.: 13-21-124-042-0000

which property is commonly known as PORTAGE PARK SELF STORAGE 3631 N CENTRAL AVE # 57 AKA 3631-3657 N CENTRAL AVE, CHICAGO, IL 60634.

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2. On information and belief, said **Owner** contracted with **A.L.L. MASONRY CONSTRUCTION CO., INC. DBA ALL CONSTRUCTION GROUP** for certain improvements to said premises.
3. Subsequent thereto, **A.L.L. MASONRY CONSTRUCTION CO., INC. DBA ALL CONSTRUCTION GROUP** entered into a subcontract with the Claimant to furnish **MATERIALS AND LABOR (LABOR & MATERIALS: INSTALLATION/MODIFICATION OF ELEVATORS/ESCALATORS)** to said premises.
4. The Claimant completed its work under its subcontract on 08/29/2022, which entailed the delivery of said **MATERIALS AND LABOR**.
5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **ELEVEN THOUSAND, EIGHT HUNDRED SEVENTY EIGHT AND 72/100 DOLLARS (\$11,878.72)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
6. Claimant claims a lien on the real estate and against the interest of the **Owner**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owner** under said contract against said contractor, in the amount of **ELEVEN THOUSAND, EIGHT HUNDRED SEVENTY EIGHT AND 72/100 DOLLARS (\$11,878.72)**, plus interest.

Dated: November 3, 2022

TK ELEVATOR CORPORATION (FKA  
THYSSENKRUPP ELEVATOR  
CORPORATION)

By:   
MS. JENNIFER MALS, LEGAL COORDINATOR

This notice was prepared by and  
after recording should be mailed to:

MS. JENNIFER MALS

TK ELEVATOR CORPORATION (FKA THYSSENKRUPP ELEVATOR CORPORATION)

c/o P. O. Box 241566


Cleveland, OH 44124

Reference: N195516 8010240(142147-36602566)

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## VERIFICATION

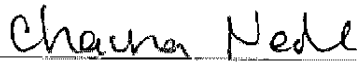
The undersigned, MS. JENNIFER MALS - LEGAL COORDINATOR, being first duly sworn, on oath deposes and states that s/he is an authorized representative of TK ELEVATOR CORPORATION (FKA THYSSENKRUPP ELEVATOR CORPORATION), that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanic's Lien and that the statements therein are true and correct.

  
MS. JENNIFER MALS, LEGAL COORDINATOR

SUBSCRIBED AND SWORN to

Before me this 3 day of

November, 2017



Notary Public

My commission expires: 7-21-25

**Chauna Neale**  
**NOTARY PUBLIC**  
**Cherokee County, GEORGIA**  
**My Commission Expires 07/21/2025**

Ref. N195516 8010240(142147-36602566)

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## EXHIBIT A

### THE PREMISES -- LEGAL DESCRIPTION

LOTS 68 TO 79, BOTH INCLUSIVE, IN KOESTER AND ZANDER'S NORTH CENTRAL AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH QUARTER OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
EXCEPT THAT PART OF LOT 68 CONVEYED BY SPECIAL WARRANTY DEED RECORDED MARCH 28, 2013 AS DOCUMENT NO. 1308713055.  
CKA: 3631-57 N. Central, Chicago, Illinois  
PIN: 13-21-124-012-0000

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