



Doc# 2231422000 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/10/2022 09:03 AM PG: 1 OF 3

**NOTICE AND CLAIM FOR MECHANICS LIEN**

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

**THE HABITAT COMPANY LLC**, an Illinois limited liability company, ("Claimant"),  
v.  
**THE SAUSAGE KING OF CHICAGO, LLC**, a California limited liability company,

**NOTICE & CLAIM FOR LIEN IN THE AMOUNT OF: \$80,447.00, 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 THE SAUSAGE KING OF CHICAGO, LLC, a California 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 WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF JPMORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-KJ31, located at 1100 North Market Street, Wilmington, DE 19890, each of whom claims an interest in the nature of a mortgage in the LAND, which is commonly known as Indian Trails Apartments, the legal description of which is attached as Exhibit A.

On or about May 8, 2017, 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 May 31, 2023. 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 \$80,447.00, 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 9th DAY OF NOVEMBER, 2022.

Notary Public



# 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.

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# UNOFFICIAL COPY

**EXHIBIT A**  
(LEGAL DESCRIPTION OF LAND)

THE SOUTH ½ OF BLOCK 14 IN 1<sup>ST</sup> ADDITION TO KENSINGTON, A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRICIPAL MERIDIAN, EXCEPT THE NORTH 33 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 25 27-125-021-0000

COMMON ADDRESS: 221 East 121<sup>st</sup> Place, Chicago, Illinois 60628

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