

# UNOFFICIAL COPY

Doc#. 2304106171 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/10/2023 03:32 PM Pg: 1 of 4

**MECHANIC'S LIEN:  
CLAIM**

STATE OF ILLINOIS            }  
  }  
COUNTY OF Cook            }

INTERNATIONAL DECORATORS, INC.

**CLAIMANT**

**-VS-**

30 North Lasalle Partners LLC  
Fuller Family Holdings LLC  
American General Life Insurance Company  
AmTrust Realty Corp.  
BEAR CONSTRUCTION COMPANY

**DEFENDANT(S)**

The claimant, **INTERNATIONAL DECORATORS, INC.** of Barrington, IL 60010-2443 County of **Lake**, hereby files a claim for lien against **BEAR CONSTRUCTION COMPANY**, contractor of 1501 Rohlwing Road, Rolling Meadows, IL and **30 North Lasalle Partners LLC** New York, NY 10007 **Fuller Family Holdings LLC** Boca Raton, FL 33496 {hereinafter collectively referred to as "owner(s)"} and **American General Life Insurance Company** Los Angeles, CA 90017 {hereinafter referred to as "lender(s)"} and **AmTrust Realty Corp. (Party In Interest)** New York, NY 10007 and any persons claiming an interest in the premises herein and states:

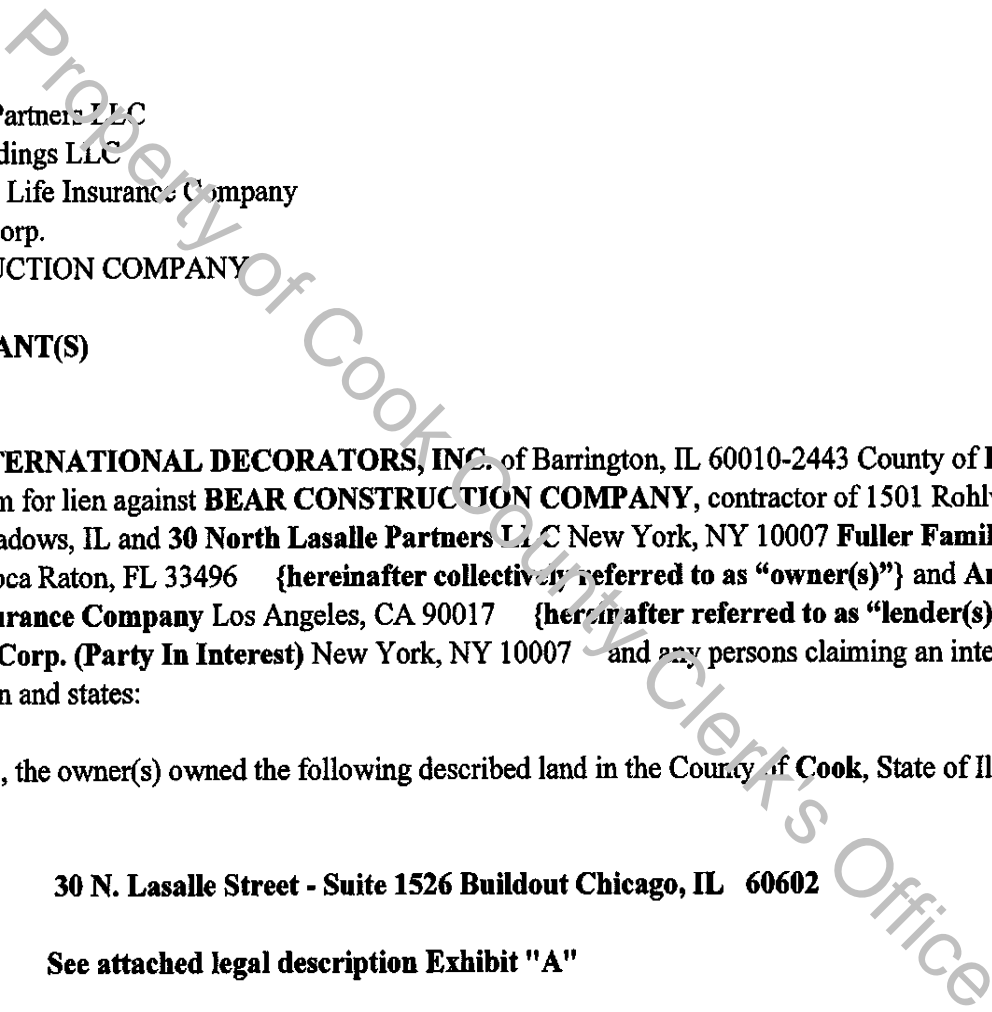
That on **1/17/2022**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address:           **30 N. Lasalle Street - Suite 1526 Buildout Chicago, IL 60602**

A/K/A:                       **See attached legal description Exhibit "A"**

A/K/A:                       **Tax# 17-09-457-007; 17-09-457-008; 17-09-457-009**

and **BEAR CONSTRUCTION COMPANY** was the owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **1/17/2022**, said contractor made a subcontract with the claimant and said contract was memorialized on **1/27/2022** to provide **labor and material for drywall and acoustical work** for and in said improvement, and that on or about **8/25/2022** the claimant completed thereunder all that was required to be done by said subcontract.



UNOFFICIAL COPY OF PUBLIC RECORDS FILED IN COOK COUNTY, ILLINOIS ON 02/10/2023 AT 03:32 PM BY KAREN A. YARBROUGH, CLERK OF COOK COUNTY

# UNOFFICIAL COPY

The following amounts are due on said subcontract:

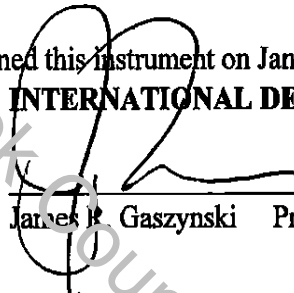
Original Contract Amount	\$22,765.00
Change Orders/Extras	\$ .00
Credits	\$ .00
Work Not Performed	\$ .00
Payments	\$20,488.50
Total Balance Due	\$2,276.50

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Two Thousand Two Hundred Seventy Six Dollars and 50/100 (\$2,276.50) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, 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 notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on January 17, 2023.

**INTERNATIONAL DECORATORS, INC.**

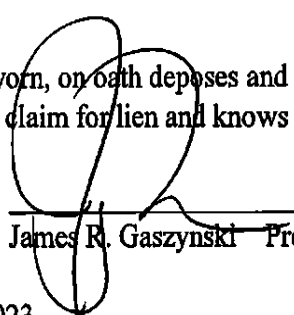
  
\_\_\_\_\_  
James R. Gaszynski President

Prepared By and Mail To:  
**INTERNATIONAL DECORATORS, INC.**  
**28059 W. Commercial Avenue**  
**Barrington, IL 60010-2443**


**VERIFICATION**

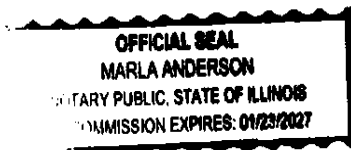
State of IL  
County of Lake

The affiant, James R. Gaszynski, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

  
\_\_\_\_\_  
James R. Gaszynski President

Subscribed and sworn before me this January 17, 2023.

  
Notary Public's Signature



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

1A. LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE "FULLER LEASE", WHICH FULLER LEASE DEMISES PARCEL 1, EXCEPT THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON SAID LAND, FOR A TERM OF YEARS BEGINNING DECEMBER 1, 1968, AND ENDING NOVEMBER 30, 2067, SAID FULLER LEASE MEANING THAT CERTAIN LEASE EXECUTED BY NORTHERN TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1918 & KNOWN AS TRUST NUMBER 2-4251, AS LESSOR, AND LASALLE NATIONAL BANK, A NATIONAL BANKING CORPORATION, AS TRUSTEE UNDER THE PROVISIONS OF DEEDS IN TRUST DATED THE 11TH DAY OF OCTOBER, 1968, DULY RECORDED ON THE 25TH DAY OF OCTOBER, 1968, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NOS. 20657197 AND 20657200 AND DELIVERED PURSUANCE OF A TRUST AGREEMENT DATED NOVEMBER 30, 1967 & KNOWN AS TRUST NUMBER 37400, AS LESSEE, DATED NOVEMBER 27, 1968, WHICH LEASE WAS RECORDED FEBRUARY 21, 1969 AS DOCUMENT 20762823, AS AMENDED BY AGREEMENT DATED AUGUST 15, 1972 AND RECORDED ON SEPTEMBER 13, 1972 AS DOCUMENT 22049734 AND AS FURTHER AMENDED BY AGREEMENT DATED AUGUST 23, 1972 AND RECORDED SEPTEMBER 13, 1972 AS DOCUMENT 22049735.

(NOTE: LANDLORD UNDER THE FULLER LEASE AS OF THE DATE HEREOF IS FULLER FAMILY HOLDINGS LLC.)

1B. FEE SIMPLE DETERMINABLE ESTATE FOR THE TERM OF THE FULLER LEASE OF THE BUILDINGS, STRUCTURES, IMPROVEMENTS, AND FIXTURES LOCATED ON PARCEL 1.

2. FEE SIMPLE ESTATE AS TO PARCEL 2.

3. FEE SIMPLE ESTATE AS TO PARCEL 3.

4A. LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE "PARCEL 4 LEASE", WHICH PARCEL 4 LEASE DEMISES PARCEL 4, EXCEPT THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON THE SAID LAND, FOR A TERM OF YEARS BEGINNING AUGUST 23, 1972 AND ENDING NOVEMBER 30, 2067, SAID PARCEL 4 LEASE MEANING THAT CERTAIN LEASE EXECUTED BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1972 & KNOWN AS TRUST NUMBER 44540, AS LESSOR, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATIONS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1969 & KNOWN AS TRUST NUMBER 28985, AS LESSEE, DATED AUGUST 23, 1972, WHICH LEASE WAS RECORDED SEPTEMBER 13, 1972 AS DOCUMENT 22049737.

4B. FEE SIMPLE DETERMINABLE ESTATE FOR THE TERM OF THE PARCEL 4 LEASE OF THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON PARCEL 4.

5. FEE SIMPLE ESTATE AS TO PARCEL 4, EXCEPTING THEREFROM THE BUILDINGS, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON PARCEL 4.

6. REVERSIONARY FEE SIMPLE ESTATE INTEREST OF THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON PARCEL 4.

The Land referred to above is described as follows:

# UNOFFICIAL COPY

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

**PARCEL 1:**

THE SOUTH 80 FEET OF LOT 1 AND THE SOUTH 80 FEET OF THE EAST 20 FEET OF LOT 2, ALL IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 1 (EXCEPT THE SOUTH 80 FEET THEREOF) AND THE EAST 20 FEET OF LOT 2 (EXCEPT THE SOUTH 80 FEET THEREOF), ALL IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 2 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE EAST 40 FEET OF LOT 3 IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel Identification Numbers: 17-09-457-007-0000  
17-09-457-008-0000  
17-09-457-009-0000

Common Address: 30 North LaSalle Street, Chicago, IL

Cook County Clerk's Office