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Instrument Prepared By
And Recording Requested By

James L. Elsesser, Esq.
818 N. Dee Road
Park Ridge, IL 60068

Doc# 2306615016 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/07/2023 11:26 AM PG: 1 OF 4

90038880(1/1)
(Accom ONLY)
GIT

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MECHANIC'S LIEN: CLAIM

STATE OF ILLINOIS)
)
COUNTY OF COOK)

ss.

NOW CONSTRUCTION, INC.,

CLAIMANT

VS.

GROCERY RETAIL HOLDINGS, LLC,

DEFENDANT.

The Claimant, NOW CONSTRUCTION, INC., of 5224 West Diversey, Chicago, Illinois, 60639, files a claim for lien against GROCERY RETAIL HOLDINGS, LLC, of Chicago, Illinois, (hereinafter referred to as "Owner") and any persons claiming an interest in the premises herein, states:

That on June 30, 2022, the Owner owned the following described land in the County of Cook, State of Illinois, to-wit:

1. Street Address(es): 4800-30 West Diversey Avenue, Chicago, Illinois 60639 and 2820-30 North Cicero Avenue, Chicago, Illinois 60641

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2. PIN(s): 13-28-231-0000; 13-28-231-036-0000; 13-28-231-039-0000, 13-28-231-040-0000 and 13-28-231-041-0000
3. Legal Description: See attached legal description as Exhibit "A".

That on June 30, 2022, the Owner made a contract with the Claimant to provide construction and related services for and in said improvement, and that on or about January 14, 2023, the Owner requested two (2) Change Orders, and the Claimant completed thereunder all that was required to be done by said contract.

The following amounts are due on said contract:

Original Contract Amount:	\$ 157,100.00
Change Order No. 1	64,926.00
Change Order No. 2	<u>13,700.00</u>
Sub-Total	\$ 235,726.00
Payments	<u>\$-120,700.00</u>

TOTAL BALANCE DUE \$ 115,026.00

Leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of One Hundred Fifteen Thousand Twenty-Six and 00/Dollars (\$115,026.00), 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 Owner under said contract.

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.

28th IN WITNESS WHEREOF, the undersigned has signed this instrument on this day of February, 2023.

NOW CONSTRUCTION, INC.,

BY: _____

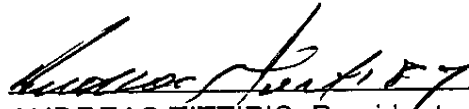
ANDREAS TITTIPIIS, President

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STATE OF ILLINOIS)
)
) ss.
 COUNTY OF COOK)

VERIFICATION

That ANDREAS TITTIPIIS, being first duly sworn on oath deposes and says that he is the President of Now Construction, Inc.; that he has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true and correct.

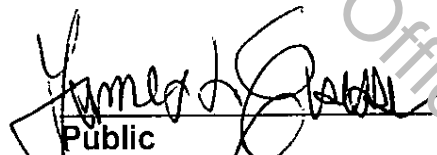


 ANDREAS TITTIPIIS, President

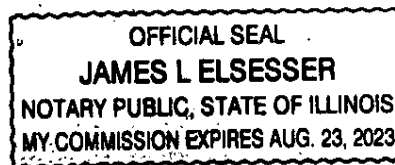
NOTARY ACKNOWLEDGMENT

State of Illinois)
)
) ss.
 County of Cook)

The foregoing instrument was acknowledged before me this 28th day of February, 2023, by the undersigned; ANDREAS TITTIPIIS, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.


 _____ Notary
 Public

My Commission Expires: Aug 23, 2023



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EXHIBIT "A" LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN BLOCK 4 IN FALCONER'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND ALL THAT PART OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 6 TO 10, BOTH INCLUSIVE; LYING EAST OF THE EAST LINE OF LOT 11; LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 10 TO THE SOUTHEAST CORNER OF SAID LOT 11; AND LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11, ALL IN BLOCK 4 IN FALCONER'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4800-30 West Diversey Avenue, Chicago, Illinois 60639
2820-30 North Cicero Avenue, Chicago, Illinois 60641

PINS: 13-28-231-023-0000, 13-28-231-036-0000, 13-28-231-039-0000,
13-28-231-040-0000 and 13-28-231-041-0000

(THIS INSTRUMENT SUBMITTED FOR RECORDING BY GREATER ILLINOIS TITLE COMPANY
AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR
EFFECT UPON TITLE)