

# UNOFFICIAL COPY

Doc#. 2312533148 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/05/2023 11:02 AM Pg: 1 of 3

Prepared by and return to:  
Valerie Fort of Lienguard, LLC  
9160 Forum Corporate Parkway, Ste 350  
Fort Myers, FL 33905

## NOTICE OF SUBCONTRACTORS CLAIM and ILLINOIS MECHANIC'S LIEN CLAIM (770 ILCS 60/7)

STATE OF ILLINOIS  
COUNTY OF COOK

The claimant, **PremiStar-North, f/k/a Andrews Martin Mechanical, 18 Congress Circle West, Roselle, IL 60172**, hereby files a claim for lien against **Symphony of Bronzeville, 3400 South Indiana Avenue, Chicago, IL 60616, Agent for MS Bronzeville LP, 14390 Clay Terrace Blvd., Suite 205, Carmel, IN 46032 and Bronzeville Park Skilled Nursing and Living Center, c/o Liz Koshy, 7257 North Lincoln Avenue, Lincolnwood, IL 60712** (hereinafter referred to as "owner"), **KeyBank, N.A., 225 Franklin Street, Boston, MA 02110, Lender**, and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS and states:

That on or about **March 30, 2023**, the owner(s) owned the following described land in the County referenced above, State of Illinois, to wit:

**PIN Nos. 17-34-119-048-0000 and 17-34-119-049-0000, see attached Exhibit A**

Commonly known as: **Symphony of Bronzeville, 3400 South Indiana Avenue, Chicago, IL 60616.**

On **March 30, 2023**, claimant made a contract with **Symphony of Bronzeville, identified above, Owner's Agent**, to provide **HVAC, all related materials and/or labor**, and to date the materials have been delivered to the value of **\$15,832.40**. The last date on which materials were delivered or labor was performed was **March 30, 2023**, leaving due, unpaid, and owing to client, after allowing all credits, the balance of **\$15,832.40** for which, with interest, claimant claims a lien on said land and improvements.

Dated: **May 4, 2023**

Submitted, Signed and Prepared by:  
**Jack Deichl**  
**President**  
**PremiStar-North, f/k/a Andrews Martin Mechanical**  
**18 Congress Circle West**  
**Roselle, IL 60172**

**File No.: 140847-23-1**

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1 THROUGH 9 INCLUSIVE IN BOWERS AND LIEBRANDT'S RESUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN BLOCK 7 IN JOHN WENTWORTH'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

#### PARCEL 2:

LOTS 6 THROUGH 20 INCLUSIVE IN BLOCK 7 IN JOHN WENTWORTH'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

#### PARCEL 3:

ALL OF THE NORTH-SOUTH VACATED ALLEY, GENERALLY 10 FEET WIDE, LYING WEST AND NORTHWEST OF LOTS 4 TO 9, BOTH INCLUSIVE, AND LYING EAST AND SOUTHEAST OF LOT 3, WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 4, EXTENDED WEST, AND LIES NORTH OF THE SOUTH LINE OF THE EAST AND WEST PUBLIC ALLEY, GENERALLY 14 FEET WIDE LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 3, BOTH INCLUSIVE, ALL IN BOWERS AND LIEBRANDT'S RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS; AND

#### PARCEL 4:

ALL OF THE EAST-WEST VACATED ALLEY GENERALLY 14 FEET WIDE, LYING SOUTH AND SOUTHEAST OF LOTS 1, 2 AND 3 WHICH LIES EAST OF THE WEST LINE OF SAID LOT 1, EXTENDED SOUTH AND LIES WEST OF THE EAST LINE OF SAID LOT 3 EXTENDED SOUTH, ALL IN BOWERS AND LIEBRANDT'S RESUBDIVISION AFORESAID, ALL IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 3400 S. Indiana Avenue, Chicago, IL 60616

#### Permanent Real Estate Index Numbers:

- 17-34-119-048-0000
- 17-34-119-049-0000

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PremiStar-North, f/k/a Andrews Martin Mechanical

BY: [Signature]  
Jack Deichl  
President

PremiStar-North, f/k/a Andrews Martin Mechanical  
18 Congress Circle West  
Roselle, IL 60172

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

Jack Deichl, being duly sworn, deposes and says that deponent is the President of **PremiStar-North, f/k/a Andrews Martin Mechanical**, that deponent has read the foregoing notice of lien and knows the contents thereof, and that the same is true to deponent's own knowledge, except as to the matters therein stated to be alleged upon information and belief, and that as to those matters deponent believes to be true. The reason why this verification is made by deponent is that deponent is an officer, to wit, the agent of **PremiStar-North, f/k/a Andrews Martin Mechanical**, and deponent is familiar with the facts and circumstances herein. The sources of deponent's information and the grounds of deponent's belief as to all matters not therein stated upon deponent's knowledge are as follows:

BY: [Signature]  
Jack Deichl  
President  
PremiStar-North, f/k/a Andrews Martin Mechanical  
18 Congress Circle West  
Roselle, IL 60172

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, Denise Dominguez, in and for the County in the State aforesaid, do hereby certify that Jack Deichl, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on May 4, 2023.

[Signature]  
Notary Public

