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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc#. 2313808155 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2023 02:34 PM Pg: 1 of 2

**SUBCONTRACTOR'S
CLAIM FOR LIEN
[PRIVATE CONSTRUCTION]**

THE UNDERSIGNED LIEN CLAIMANT, Malko Communication Services LLC, of 5401 Fargo Avenue, Skokie, County of Cook, State of Illinois (hereinafter "Lien Claimant"), hereby files a claim for Mechanics Lien against Development Solutions, Inc., of 1900 Spring Rd., Suite 510, Oak Brook, IL 60523 (hereinafter referred to as "Contractor"); ACREFI Holdings J-I LLC, 9 W. 57th Street, Suite 43, New York, NY 10019 (hereinafter referred to as "Lender"); 550 W. Jackson Owner LLC of 901 S. 2nd St., Suite 201, Springfield, IL 62704 (hereinafter referred to as "Owner"); and all other persons or entities having or claiming and interest in the below described real estate, and in support thereof states as follows:

1. On or about September 14, 2022, Owner owned the following described real estate in the County of Cook, State of Illinois, to wit:

Lots 13 and 14, and 15 (except the West 10 inches thereof) and all of lots 22, 23 and 24 of George Snow's subdivision in Block 46 in School Section addition of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 550 W. Jackson Street, Chicago, Cook County, Illinois, which real estate has the following permanent index numbers: 17-16-113-002-0000, 17-16-113-003-0000, 17-16-113-009-0000, and which is hereinafter together with all improvements referred to as the "Premises."

2. On a date unknown to Lien Claimant, but believed to be prior to September 14, 2022, Owner or one authorized or knowingly permitted by Owner to make such contract made a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of improvements to and for the benefit of the Premises.

3. By subcontract dated September 14, 2022, Lien Claimant made a written contract with Contractor to furnish and supply certain electrical and communication labor, material and equipment for the building erected on said Premises for the sum of \$80,000.00.

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3. At the special instance and request of Contractor, Lien Claimant furnished extra and additional materials and extra and additional labor for the Premises of the value of \$8,366.55.

4. On April 20, 2023, Lien Claimant substantially completed thereunder all required to be done by said contract and extras.

5. Contractor is entitled to credits of \$38,000.00 on account of payments made to Lien Claimant, leaving due unpaid and owing to Lien Claimant, after allowing all credits, the balance of \$50,366.55, for which, with interest, Lien Claimant claims a Mechanics Lien on said Premises and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner.

6. Notice has been duly given to Owner, the Lender and the Contractor as required by the Illinois Mechanics Lien Act, 770 ILCS 60/24. On information and belief notice has also been given to the Owner and others pursuant to 770 ILCS 60/5.

Malko Communication Services, LLC

By 
Thomas Pederghana, Vice President

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The Affiant, Thomas Pederghana, being first duly sworn, on oath deposes and says that he is Vice President of Malko Communication Services, LLC, Lien Claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true.


Thomas Pederghana, Vice President

Subscribed and sworn to before me
this 18th day of May, 2023


Notary Public

This document prepared by and mail to:
Jennifer A. Nielsen
Lyman & Nielsen, LLC
5117B Main Street, Suite 20
Downers Grove, IL 60515

