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SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

Doc#: 2320208159 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2023 03:49 PM Pg: 1 of 3

STATE OF ILLINOIS)
)SS:
COUNTY OF COOK)

The claimant, PEERLESS RUG COMPANY, an Illinois corporation (hereinafter "claimant"), with its principal offices located at 3033 N. Lincoln Ave., Chicago, Illinois, hereby files notice and claim for lien against DEVELOPMENT SOLUTIONS, INC., an Illinois corporation,

(hereinafter referred to as "contractor") and ADVENTUS US REALTY #7 LP, a Delaware limited partnership (hereinafter referred to as "Owner"), with its principal office located in Scottsdale, Arizona and OASIS LEGAL FINANCE LLC d/b/a OASIS FINANCIAL, an Illinois limited liability company (hereinafter "OASIS" or "Tenant") with its principal office located at 9525 W. Bryn Mawr Ave., #900, Rosemont, Illinois and states:

That on February 16, 2023, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL 1:

THE WEST 558.33 FEET (MEASURED ALONG THE NORTH LINE) OF LOT 1 OF HENRY HACHMEISTER'S DIVISION OF PARTS OF SECTIONS 9 AND 10, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1908 AS DOCUMENT NUMBER 4183101, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 10; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 217 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 200 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF BRYN MAWR AVENUE, A DISTANCE OF 80 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 200 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF BRYN MAWR AVENUE, A DISTANCE OF 80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT IN AND UNDER THE EASEMENT PARCEL (AS DESCRIBED IN EXHIBIT C) SOLELY FOR THE USE OF SANITARY SEWER AND FOR THE PURPOSE OF SERVICING AND MAINTAINING THE SANITARY SEWER AND EXTENSION IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPHS 2 AND 3 IN THE AGREEMENT AS CREATED, DEFINED AND LIMITED IN THAT CERTAIN EASEMENT AGREEMENT DATED MARCH 1, 1989 AND RECORDED JANUARY 24, 1990 AS DOCUMENT NUMBER 90037337.

PARCEL 3:

EASEMENT OVER PORTIONS OF THE VILLAGE OF ROSEMONT PROPERTY TO THE SOUTH OF PARCEL 1 AS MAY BE INCIDENTAL TO THE USE OF THAT CERTAIN SKYBRIDGE CONNECTING THE 9 STORY BUILDING ON THE LAND WITH THE MULTI-LEVEL CONCRETE PARKING FACILITY ON THE LAND TO THE SOUTH AS CREATED, DEFINED AND LIMITED BY INSTRUMENT RECORDED JULY 25, 1990 AS DOCUMENT 90358728.

PARCEL 4:

ALL RIGHTS, INCLUDING THE USE OF 350 PARKING SPACES, AS GRANTED IN THE PARKING AGREEMENT MADE NOVEMBER 2, 1988 BY AND BETWEEN THE VILLAGE OF ROSEMONT, A MUNICIPAL CORPORATION, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 12, 1986 AND KNOWN AS TRUST NUMBER 100841-01, A MEMORANDUM OF WHICH WAS RECORDED DECEMBER 14, 1988 AS DOCUMENT 88576474, AS AMENDED BY FIRST AMENDMENT THERETO RECORDED JULY 25, 1990 AS DOCUMENT 90358728, AS AMENDED BY ADDENDUM THERETO RECORDED FEBRUARY 3, 1993 AS DOCUMENT 93087080.

PIN: 12-10-100-051-0000

Address of premises: 9525 W. Bryn Mawr Ave., Rosemont, Illinois 60018

and DEVELOPMENT SOLUTIONS INC., an Illinois corporation, was Owner's contractor for improvements thereof and OASIS was Owner's Tenant on the ninth floor of the building located on said land.

That on February 16, 2023, said contractor made a subcontract with claimant to furnish flooring labor and materials for OASIS' office located on the ninth floor of the building on said land for the sum of \$11,328.00 and on April 26, 2023 claimant completed the furnishing of all labor and materials required under said contract.

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That on or about March 3, 2023, claimant and said contractor, agreed that claimant would provide extra flooring labor and materials OASIS' office space for floor preparation at an agreed price of \$2,464.00 and claimant completed such extras on April 26, 2023.

That said Owners are entitled to a credit for payments totaling \$2,039.04, leaving due, unpaid and owing to the claimant after allowing all credits, the balance of Eleven Thousand Seven Hundred Fifty-Two and 96/100 Dollars (\$11,752.96), for which, with interest, the claimant claims a lien on said land and improvements.

CLAIMANT: PEERLESS RUG COMPANY, an Illinois corporation

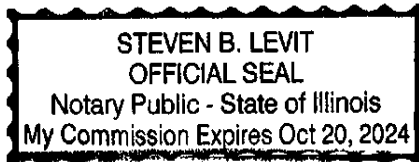
By: *[Signature]*
PHILIP LISS, President

STATE OF ILLINOIS)
COUNTY OF COOK)

The affiant, PHILIP LISS, being first duly sworn, on oath deposes and says that he is the President of PEERLESS RUG COMPANY, an Illinois corporation, the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements contained are true and correct to the best of my knowledge and belief.

[Signature]
PHILIP LISS

SUBSCRIBED AND SWORN to before me this 21 day of July, 2023.



[Signature]
Notary Public

This instrument prepared by and mail to:

Mr. Steven B. Levit
LEVIT AND LIPSHUTZ, LTD.
1120 W. Belmont Avenue
Chicago, Illinois 60657