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Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2023 12:22 PM Pg: 1 of 2

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, **Indoor Air HVAC, Inc., 315 Industrial Drive, St. Charles, IL 60174**, hereby files a claim for lien against **5130 West North Ave LLC – successor by conversion of 5130 West North Avenue Limited Partnership, One South Wacker Drive, Suite 3000, Chicago, IL 60606** (hereinafter referred to as "owner"), **Devin Bank Chicago, 6445 North Western Avenue, Chicago, IL 60645, Lender**, and **Summit Design + Build LLC, 1032 West Fulton Market, Suite 300, Chicago, IL 60607, Contractor**, and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS and states:

That on or about **February 9, 2022**, the owner(s) owned the following described land in the County referenced above, State of Illinois, to wit:

PIN's #13-33-421-035-0000, 13-33-421-036-0000, 13-33-421-037-0000, 13-33-421-053-000 Inclusive, Lots 25 to 40, both inclusive, in Block 9 in Ullmann's Subdivision of the Southeast ¼ of the Southwest ¼ and the West 1/3 of the South 20 acres of the West 26.60 chains of the Southeast ¼, all in Section 33, Township 40 North, Range 13 East of the Third Principal Meridian in the County of Cook in the State of Illinois.

Commonly known as: **5130 W North Ave – Social Security Building, 5130 West North Avenue, Chicago, IL 60639.**

That on **February 9, 2022**, claimant made a contract with **Summit Design + Build LLC, identified above, Contractor**, to provide **ductwork and diffusers, all related materials and/or labor**, and to date the materials have been delivered to the value of **\$47,750.00**. The last date on which materials were delivered or labor was performed was **April 17, 2023**, leaving due, unpaid, and owing to client, after allowing all credits, the balance of **\$2,387.50**, for which, with interest, claimant claims a lien on said land and improvements.

Dated: August 2, 2023

Submitted, Signed and Prepared by:
Jeremy Denning
President
Indoor Air HVAC, Inc.
315 Industrial Drive
St. Charles, IL 60174

File No.: 141265-23-1

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Indoor Air HVAC, Inc.

BY: [Signature]
Jeremy Denning

President

Indoor Air HVAC, Inc.

315 Industrial Drive

St. Charles, IL 60174

STATE OF Illinois) SS

COUNTY OF Kane)

Jeremy Denning being duly sworn, deposes and says that deponent is the President of Indoor Air HVAC, Inc. 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 Indoor Air HVAC, Inc., 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]
Jeremy Denning
President

Indoor Air HVAC, Inc.

315 Industrial Drive

St. Charles, IL 60174

STATE OF Illinois) SS:

COUNTY OF Kane)

I, Annette Denning, in and for the County in the State aforesaid, do hereby certify that Jeremy Denning, 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 signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on August 2, 2023

[Signature]
Notary Public

