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NOTICE OF MECHANIC'S LIEN

STATE OF ILLINOIS

IN THE COUNTY OF COOK

THE UNDERSIGNED, Ashlaur Construction Company, Inc., having an address of 509 E. 75th Street, Chicago, Illinois 60619 does hereby claim a mechanic's lien as follows:

1. Claimant's demand, after deducting all just credits and offsets, Four Hundred Sixty-Three Thousand Eight Hundred Forty Dollars and 50/100 (\$463,840.50), due since May 31, 2023.

2. The name of the owner or alleged owner, if known, is Oakwood Shores 3-1 Owner LLC c/o The Community Builders, Inc. at 801 Adlai Stevenson Drive, Springfield, IL 62703.

3. Claimant furnished the following kinds of labor, services, supervision, equipment or materials:

A. All Drywall and taping work including but not necessarily limited to:

1. Drywall
2. Taping
3. Hat Channels
4. Genie Clips
5. RC-1 Channels
6. Suspended drywall including framing
7. Moisture resistant drywall
8. Spec sections 09-2900, 09-2216
9. Daily cleanup
10. Hidden drywall
11. City residency



Doc# 2322122031 Fee \$46.00

PHSP FEE: \$18.00 RPRF FEE: \$1.00

ARLEN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2023 12:33 PM PG: 1 OF 5

4. The Claimant furnished such services starting April 3, 2023.

5. Said labor, services, equipment, or materials were performed or furnished at Oakwood Shores 3-1 project 552-564 E. 38th St. and 616-630 E. Pershing Rd., Chicago, IL 60653

6. The name of the person by whom the Claimant was employed or to whom the Claimant furnished the labor, services, equipment, or materials is Powers & Sons Construction Company, Inc.

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VERIFICATION

I, Ashlaur Construction Company, Inc, have read said claim of Mechanic's Lien and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed in the county of Cook, in the State of Illinois.



Signature of Ashlaur Construction Company, Inc

August 8, 2023

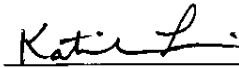
CERTIFICATE OF ACKNOWLEDGEMENT

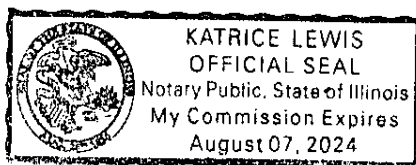
State of Illinois)
) ss
County of Cook)

On August 8, 2023 before me, Katrice Lewis, a Notary Public, personally appeared Ashlaur Construction Company, Inc, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  _____ (Seal)



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NOTICE OF MECHANIC'S LIEN ATTENTION!

Upon the recording of the enclosed Mechanic's Lien with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mechanic's lien is recorded.

The party identified in the Mechanic's Lien as the Claimant may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a Mechanic's Lien foreclosure action against your property. The foreclosure action will seek a sale of your property in order to pay for unpaid labor or materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanic's lien is released.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANIC'S LIENS GO TO THE CONTRACTORS' STATE LICENSE BOARD.

Executed in the county of Cook, in the State of Illinois.



Ashlaur Construction Company, Inc.
August 8, 2023

Prepared By ZOLLIE CARRADINE,
1595 VALENCIA COURT
CALUMET CITY, IL 60473

MAIL TO:
ZOLLIE CARRADINE
1595 VALENCIA COURT
CALUMET CITY, IL. 60409

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**EXHIBIT A
LEASEHOLD LEGAL DESCRIPTION
OAKWOOD SHORES 3-1**

***PARCEL 1:

PARCEL 1A:

THE LEASEHOLD ESTATE EVIDENCED BY THAT CERTAIN GROUND LEASE DATED SEPTEMBER 29, 2022 WITH A 65 YEAR TERM BEGINNING SEPTEMBER 29, 2022 AND TERMINATING SEPTEMBER 28, 2087 ENTERED INTO BY THE CHICAGO HOUSING AUTHORITY AS LESSOR AND TCB DEVELOPMENT SERVICES LLC AS LESSEE, AND ASSIGNED AND ASSUMED AND AMENDED BY ASSIGNMENT, ASSUMPTION AND AMENDMENT OF GROUND LEASE, BETWEEN TCB DEVELOPMENT SERVICES LLC AND OAKWOOD SHORES 3-1 OWNER LLC AND JOINED IN BY THE CHICAGO HOUSING AUTHORITY WITH RESPECT TO THE DEMISED LAND, DESCRIBED AS FOLLOWS:

LOTS 72, 73, 74, 75, 76, 77, 78 AND 79 IN OAKWOOD SHORES PHASE 2, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS AND RESUBDIVISIONS TOGETHER WITH VACATED ROADS AND VACATED ALLEYS IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT NUMBER 0734522111, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

OWNERSHIP, SUBJECT TO ARTICLES 5, 10 AND 14 OF THE AFORESAID GROUND LEASE AGREEMENT, OF THE IMPROVEMENTS NOW LOCATED ON, OR HEREAFTER ERECTED ON, PARCEL 1A.

PARCEL 2:

PARCEL 2A:

THE LEASEHOLD ESTATE EVIDENCED BY THAT CERTAIN GROUND LEASE DATED SEPTEMBER 29, 2022 WITH A 65 YEAR TERM BEGINNING SEPTEMBER 29, 2022 AND TERMINATING SEPTEMBER 28, 2087 ENTERED INTO BY THE CHICAGO HOUSING AUTHORITY AS LESSOR AND TCB DEVELOPMENT SERVICES LLC AS LESSEE, AND ASSIGNED AND ASSUMED AND AMENDED BY ASSIGNMENT, ASSUMPTION AND AMENDMENT OF GROUND LEASE, BETWEEN TCB DEVELOPMENT SERVICES LLC AND OAKWOOD SHORES 3-1 OWNER LLC AND JOINED IN BY THE CHICAGO HOUSING AUTHORITY WITH RESPECT TO THE DEMISED LAND, DESCRIBED AS FOLLOWS:

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LOTS 35, 36, 37, 38, 39, 40 AND 41 IN OAKWOOD SHORES PHASE 2, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS AND RESUBDIVISIONS TOGETHER WITH VACATED ROADS AND VACATED ALLEYS IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT NUMBER 0734522111, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

OWNERSHIP, SUBJECT TO ARTICLES 5, 10 AND 14 OF THE AFORESAID GROUND LEASE AGREEMENT, OF THE IMPROVEMENTS NOW LOCATED ON, OR HEREAFTER ERECTED ON, PARCEL 2A.***

PERMANENT REAL ESTATE INDEX NUMBERS: 17-34-422-012-0000 THROUGH 17-34-422-019-0000; AND 17-34-427-024-0000 THROUGH 17-34-427-030-0000

COMMON ADDRESS: 616-630 EAST PERSHING ROAD AND 552-564 EAST 38TH STREET, CHICAGO, ILLINOIS 60653