

# UNOFFICIAL COPY

Doc#: 2323706193 Fee: \$65.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2023 02:15 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R  
328 N. CARPENTER, L.L.C.  
C/O MURPHY DEVELOPMENT GROUP,  
LLC  
181 W MADISON STREET, SUITE 4700  
CHICAGO, IL 60602

VIA CERTIFIED MAIL R/R  
328 N. CARPENTER, L.L.C.  
929 W. ADAMS ST.  
CHICAGO, IL 60607

VIA CERTIFIED MAIL R/R  
328 N. CARPENTER, L.L.C.  
C/O TAFT SERVICE SOLUTIONS CORP.  
111 E WACKER DR STE 2800  
CHICAGO, IL 60601

VIA CERTIFIED MAIL R/R  
THE BACK ROOM  
318 NORTH CARPENTER STREET  
CHICAGO, IL 60607

VIA CERTIFIED MAIL R/R  
PGIM REAL ESTATE U.S. DEBT FUND  
REIT, LLC  
1540 BROADWAY, 36TH FLOOR  
NEW YORK, NY 10036

VIA CERTIFIED MAIL R/R  
WALSH CONSTRUCTION  
929 WEST ADAMS STREET  
CHICAGO, IL 60607

VIA CERTIFIED MAIL R/R  
ADVANCE MECHANICAL SYSTEMS,  
INC.  
425 E. ALGONQUIN RD.  
ARLINGTON HEIGHTS, IL 60005

THE CLAIMANT, CAPTIVE-AIRE SYSTEMS, INC. FKA ECON-AIR located at 4641 PARAGON PARK ROAD , RALEIGH, NC 27616, a subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: 328 N. CARPENTER, L.L.C. (owner), and/or THE BACK ROOM (tenant/interested party), (collectively the "Owners"), PGIM REAL ESTATE U.S. DEBT FUND REIT, LLC (mortgagee), WALSH CONSTRUCTION (contractor), ADVANCE

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**MECHANICAL SYSTEMS, INC.** (subcontractor), and any other person claiming an interest in the real estate more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner(s)** owned the following described land in the County of COOK, State of Illinois, to wit:

PARCELS: See Exhibit A

P.I.N.s.: 17-08-410-016-0000

which property is commonly known as THE BACK ROOM FANS 318 NORTH CARPENTER STREET, CHICAGO, IL 60607.

2. On information and belief, said **Owner(s)** contracted with **WALSH CONSTRUCTION** for certain improvements to said premises.
3. Subsequent thereto, **WALSH CONSTRUCTION** entered into a subcontract with **ADVANCE MECHANICAL SYSTEMS, INC.**.
4. Subsequent thereto, **ADVANCE MECHANICAL SYSTEMS, INC.** entered into a written agreement with the Claimant to furnish **SPECIALLY FABRICATED MATERIALS AND LABOR (COMMERCIAL VENTILATION EQUIPMENT)** to said premises.
5. The Claimant completed its work under its written agreement on 05/05/2023, which entailed the delivery of said **SPECIALLY FABRICATED MATERIALS AND LABOR**.
6. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **NINE THOUSAND, FIVE HUNDRED DOLLARS (\$9,500.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
7. Claimant claims a lien on the real estate and against the interest of the **Owner(s)**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owner(s)** under said contract against said contractor, in the amount of **NINE THOUSAND, FIVE HUNDRED DOLLARS (\$9,500.00)**, plus interest.

Dated: August 23<sup>rd</sup> 2023

**CAPTIVE-AIRE SYSTEMS, INC. FKA  
ECON-AIR**

By:   
**MR. MIKE DAY, VP OF FINANCE**

This notice was prepared by and  
after recording should be mailed to:

# UNOFFICIAL COPY

MR. MIKE DAY  
CAPTIVE-AIRE SYSTEMS, INC. FKA ECON-AIR  
c/o P. O. Box 241566  
Cleveland, OH 44124

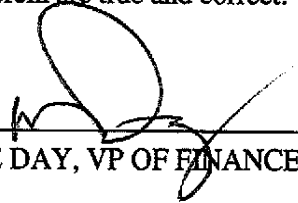
Reference: N605770 451426-5803958

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## VERIFICATION

The undersigned, MR. MIKE DAY - VP OF FINANCE, being first duly sworn, on oath deposes and states that s/he is an authorized representative of CAPTIVE-AIRE SYSTEMS, INC. FKA ECON-AIR, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanic's Lien and that the statements therein are true and correct.



MR. MIKE DAY, VP OF FINANCE

SUBSCRIBED AND SWORN to

Before me this 20 day of

August 2023

Erin M. Valsin

Notary Public

My commission expires: My Commission Expires 1-20-2025



Ref. N605770 451426-5803958

Property of Cook County Clerk's Office

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## SCHEDULE 1

### LEGAL DESCRIPTION OF THE REAL PROPERTY

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN SUB BLOCK 13, IN CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 127.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 06 SECONDS WEST 120.53 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 127.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 120.50 FEET TO THE POINT OF BEGINNING, ALL IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 328 North Carpenter Street, Chicago, IL60607

Permanent Index Number: 17-08-410-016-0001

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