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Doc#: 2326516095 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 02:54 PM Pg: 1 of 3

**MECHANIC'S LIEN:
CLAIM**

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

COLUMBIA SHEET METAL WORKS, INC.

CLAIMANT

-VS-

Oak Forest Leaf, LLC
Island Thyme, LLC d/b/a Be.The Cannabis Store
TRW Construction, LLC

DEFENDANT(S)

The claimant, **COLUMBIA SHEET METAL WORKS, INC.** of Chicago, IL 60630 County of Cook, hereby files a claim for lien against **TRW Construction, LLC** contractor of 1314 S. 1st Street, Apt 158, Milwaukee, WI and **Oak Forest Leaf, LLC** Blue Island, IL 60409 {hereinafter referred to as "owner(s)"} and **Island Thyme, LLC d/b/a Be.The Cannabis Store (Party In Interest)** Chicago, IL 60609 and any persons claiming an interest in the premises herein and states:

That on **6/16/2023**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Be. Dispensary 5940 W. 159th Street Oak Forest, IL 60452**

A/K/A: **See attached legal description Exhibit "A"**

A/K/A: **Tax# 28-17-401-025**

and **TRW Construction, LLC** was the owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **6/16/2023**, said contractor made a subcontract with the claimant to provide **labor and material for HVAC work** for and in said improvement, and that on or about **8/18/2023** the claimant last performed under said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$139,380.00
Change Orders/Extras	\$.00
Credits	\$.00
Work Not Performed	\$27,444.30
Payments	\$.00
Total Balance Due	\$111,935.70

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Hundred Eleven Thousand Nine Hundred Thirty Five Dollars and 70/100 (\$111,935.70) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on September 12, 2023.

COLUMBIA SHEET METAL WORKS, INC.



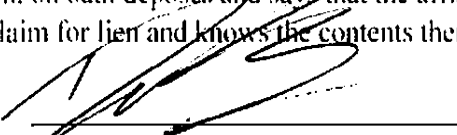
David Swanson President

Prepared By and Mail To:
COLUMBIA SHEET METAL WORKS, INC.
5491 Northwest Highway
Chicago, IL 60630

VERIFICATION

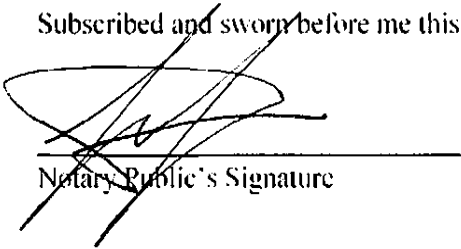
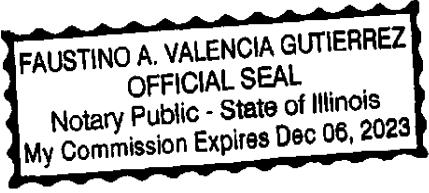
State of IL
County of Cook

The affiant, David Swanson, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true.



David Swanson President

Subscribed and sworn before me this September 12, 2023.


Notary Public's Signature

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 553.16 FEET; THENCE WEST 197.35 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 552.81 FEET TO SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE EASTERLY ALONG SAID SOUTH LINE, 197.16 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART TAKEN FOR 159TH STREET AND ALSO EXCEPTING THE NORTH 130 FEET THEREOF, HAVING BEEN CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 92161243), ALL IN SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Recorded at Cook County Clerk's Office