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SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

Doc#. 2328529167 Fee: \$64.00

Karen A. Yarbrough Cook County Clerk

Date: 10/12/2023 04:02 PM Pg: 1 of 4

The Claimant. Modern Development, Inc., of Norridge, Illinois, hereby files a Sub-Contractor's Claim for Lien against Walsh Construction Group, LLC, contractor, of Chicago, Illinois, and 328 N. Carpenter, LLC (hereinafter referred to as "owner"), of 318 N. Carpenter, Chicago, Illinois, and states:

That on March 3, 2023, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN SUB BLOCK 13, IN CARPENTERS 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 ALOG 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.

Permanent Real Estate Index Number: 17-08-410-016-0000 Address of Premises: 318 N. Carpenter, Chicago, Illinois 60607

And Walsh Construction Group, LLC was owner's general contractor for the improvement thereof.

That on March 3, 2023, said contractor made a subcontract with the claimant to install electrical and plumbing labor and materials in said improvement, and that on June 30, 2023, the claimant completed work thereunder in the amount of three hundred thirty-five thousand nine hundred ninety-seven dollars (\$335,997.00).

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That said contractor is entitled to credits on account thereof as follows: zero (\$0.00) leaving due, unpaid and owing to the claimant, after allowing all credits, three hundred thirty-five thousand nine hundred ninety-seven dollars (\$335,997.00), for which with interest, the claimants claims a lien on said land and improvements and on the monies or other considerations due or to become due from the owner under said contract against said contractor and owner.

Modern Development, Inc.

By:

Julian Chiola, its manager & Secretary

STATE OF ILLINOIS

SS

COUNTY OF COOK

The affiant, Julian Chiola, being first duly sworn on oath, deposes and days that he is an agent for the claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all statements the cin contained are true.

Julian Chiola

Subscribed and sworn to before me on this 18th day of September, 2023.

OFFICIAL SEAL
JULIA JENSEN SMOLKA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/15/2027

Notary Public

This document was prepared by and after recording return to:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068
(847) 698-9600
jsmolka@robbinsdimonte.com

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PROOF OF SERVICE

I, Julia Jensen Smolka, being first duly sworn on oath, deposes and states that on the 11th day of October, 2023, she caused to be served the foregoing Subcontractor's Notice and Claim for Lien by sending a copy thereof to the parties on the attached Service List, all by certified mail, return receipt requested, restricted delivery.

lulia Jensen Smolka

SUBSCRIBED and SWOP.N to before me on this 11th day of October, 2023.

Notary Public

OFFICIAL SEAL
HILARY J WALSH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 05/08/2027

This document was prepared by and after recording return to:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068
(847) 698-9600
jsmolka@robbinsdimonte.com

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SERVICE LIST:

Contractor:

Walsh Construction Group, LLC r/a Peter Glimco 929 W Adams Street Chicago, Illinois 60607 Tracking No. 7022-2410-0002-1905-4410

Owner:

328 N. Carpenter, LLC
r/a Taft Service Solutions Corp.
111 E. Wacker Drive
Suite 2800
Chicago, Illinois 60601
Tracking No. 7022-2410-0002-1905-4427

PGIM REAL ESTATE U.S. DEBT FUND REIT, LLC
1540 Broadway, 36th Floor
New York, New York, 10036
Tracking No. 7022-2410-0002-1905-4311