

# UNOFFICIAL COPY

Doc#. 2329647226 Fee: \$65.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/23/2023 02:53 PM Pg: 1 of 5

Recording Requested by and Document Prepared by:  
Pam Barnett  
Boelter, LLC  
1071 West Division Street  
Chicago, Illinois 60642

Please Return To:  
Boelter, LLC:  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105

Reference ID DZVF2HRV7SRV

SPACE ABOVE FOR RECORDER'S USE

## SUBCONTRACTOR'S CLAIM OF LIEN 770 ILCS 60/7

In the Office of the Recorder of Deeds County of: Cook County, State of Illinois

**Claimant:**  
Boelter, LLC  
1071 West Division Street  
Chicago, Illinois 60642

**Hiring Party:**  
The Walsh Group  
929 W Adams Street  
Chicago, Illinois 60607

**Property Owner:**  
Back Room  
328 North Carpenter Street  
Chicago, Illinois 60607  
328 N Carpenter LLC  
181 W Madison St #4700  
Chicago, IL 60602

**Prime Contractor:**  
The Walsh Group  
929 W Adams Street  
Chicago, Illinois 60607

**Property P.I.N.:** 17-08-410-016-0000

The Claimant furnished labor, materials, services, tools and/or equipment of the following general description at the Property ("**Services**"): Food Service Equipment

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<b>Contract:</b>		<b>Amount of Claim:</b> After deducting just offsets and credits, and accounting for all change orders, the amount demanded in this lien by the <b>Claimant</b> is:
<b>Type of Contract</b>	Written	
<b>Date of Contract</b>	January 31, 2023	
<b>Last Furnishing Date</b>	June 19, 2023	<b>\$34,000.00</b>
<b>Total Contract Amount</b>	\$34,000.00	

**Property:** The real property upon which the Project is constructed is the following described parcel(s) of land, and includes any and all structures and improvements located thereon, to which are to be charged with this Lien (the "**Property**"):

**Address:** 318 North Carpenter Street, Chicago, Illinois 60607

**County:** Cook County

**Legally Described As:** 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. PIN: 17-08-410-016-0000

**THE UNDERSIGNED LIEN CLAIMANT**, above-identified as the **Claimant**, hereby files a claim for a Mechanics Lien against the above-identified **Property Owner**, and all other parties having or claiming an interest in the real estate above-identified as the **Property**; a claim for a Mechanics Lien is further asserted against the above- identified **Prime Contractor**.

The **Claimant** asserts that as of the above-indicated **Date of Contract**, the **Property Owner** owned the property above-described as the **Property**.

Upon information and belief, the **Claimant** asserts that the **Property Owner**, or one knowingly permitted by it to do so, entered into a contract with the **Prime Contractor** wherein the **Prime Contractor** was to provide labor, materials, equipment, and/or other services for the construction of repairs, alterations and/or improvements upon the **Property**.

The **Claimant** contracted with the **Hiring Party** by entering into the contract above-identified and described as the **Contract**. The contract was such that the **Claimant** would provide the above-described **Services** to the **Property** for the **Total Contract Amount**, above-identified. The **Claimant** states that it did so provide the above-described **Services**.

The **CLAIMANT** last furnished labor and/or materials to the **PROPERTY** on the date above-indicated.

**IMPORTANT INFORMATION ON THE FOLLOWING PAGE(S)**

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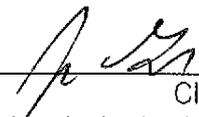
After giving the **Property Owner, Prime Contractor**, and all other interested and relevant parties all just credits, offsets and payments, the balance unpaid, due and owing to the **Claimant** is above-identified as the **Amount of Claim**; for which, with interest, the **Claimant** claims liens on the **Property** and improvements.

Notice has been provided to the **Property Owner**, and persons otherwise interested in the above described **Property**, as to the status of the undersigned as subcontractor as provided by the Mechanics Lien Act (Ill Rev Stat ch 82 ¶ 5, 24 (1991); 770 ILCS 60/5 and 60/24 (1992)).

## Signature of Claimant and Verification

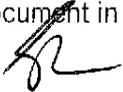
State of Louisiana, County of Orleans

I, Jeremiah Gradine, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the authorized, limited and disclosed agent of the Claimant named herein, appointed for the purposes of filing this Claim of Lien, and that I have read the foregoing Claim of Lien, know the contents thereof, and as an agent appointed by the Claimant to sign the instrument I have been provided and thereby have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.

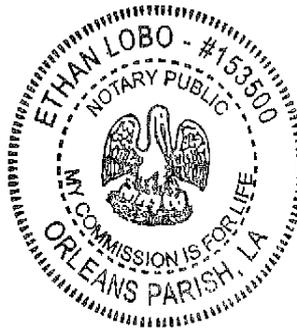


Claimant, Boelter, LLC  
Signed by Authorized and Disclosed Agent  
Print Name: Jeremiah Gradine  
Dated: October 19, 2023

Sworn to and subscribed before me, undersigned Notary Public in and for the above listed State and County/ Parish, on this October 19, 2023, by Jeremiah Gradine, who is known to me, or satisfactorily proved to me, to be the person whose name is subscribed to this document, and who acknowledged that he/she executed this document in the capacity indicated for the principal named.



Notary Public



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Exhibit A



AIA Document G702® - 1992

Application and Certificate for Payment

**TO OWNER:** The Walsh Group  
929 West Adams Street Chicago, IL  
60607

**PROJECT:** 405655-Back Room Hood  
328 N. Carpenter Chicago IL 60607

**FROM:** Roelker LLC

**CONTRACTOR:** 4200 N. Port Washington Rd  
Glendale, WI 53212

**VIA ARCHITECT:**

**APPLICATION NO:** 001

**PERIOD TO:** June 30, 2023

**CONTRACT FOR:** General Construction

**CONTRACT DATE:** / /

**PROJ#S:** / /

**Distribution to:**  
OWNER:   
ARCHITECT:   
CONTRACTOR:   
FIELD:   
OTHER:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

- 1. ORIGINAL CONTRACT SUM ..... \$34,000.00
- 2. NET CHANGE BY CHANGE ORDERS ..... \$0.00
- 3. CONTRACT SUM TO DATE (Line 1 + 2) ..... \$34,000.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) ..... \$34,000.00
- 5. RETAINAGE:
  - a. 10.00 % of Completed Work (Column D + E on G703) ..... \$3,400.00
  - b. 0 % of Stored Material (Column F on G703) ..... \$0.00
- Total Retainage (Lines 5a + 5b or Total in Column I of G703) ..... \$3,400.00
- 6. TOTAL EARNED LESS RETAINAGE (Line 4, Less Line 5 Total) ..... \$30,600.00
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) ..... \$0.00
- 8. CURRENT PAYMENT DUE (Line 3 less Line 6) ..... \$30,600.00
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) ..... \$3,400.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payment is received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 06/20/2023



Subscribed and sworn to before me this 06/20/2023 at [Location]

Notary Public: [Signature] My Commission expires: 11/13/24

ARCHITECT'S CERTIFICATE FOR

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$30,600.00  
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>
NET CHANGES by Change Order		

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User Notes: (389ADA4B)

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Application for Payment

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Property of Cook County Office

Item #	Specification	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored to Date	Balance to finish	% (H/D)	Retainage
			From Previous Period	This period					
3	HOOD	\$12,335.00		\$12,335.00		12,335.00	-	100%	10%
5	FIRE SUPPRESSION SYSTEM	\$5,523.00		\$5,523.00		5,523.00	-	100%	552.30
9	ELECTRICAL SYSTEM	\$2,716.00		\$2,716.00		2,716.00	-	100%	271.60
9.1	FACTORY SERVICES	\$2,162.00		\$2,162.00		2,162.00	-	100%	216.20
500	Freight	\$2,941.00		\$2,941.00		2,941.00	-	100%	294.10
501	Warehousing/Consolidation	\$1,100.00		\$1,100.00		1,100.00	-	100%	110.00
502	HANG HOOD ONLY	\$3,300.00		\$3,300.00		3,300.00	-	100%	330.00
503	FIRE PROTECTION INSTALL/A	\$3,923.00		\$3,923.00		3,923.00	-	100%	392.30
	<b>Totals</b>	<b>34,000.00</b>	-	<b>34,000.00</b>	-	<b>34,000.00</b>	-	<b>100%</b>	<b>3,400.00</b>