

UNOFFICIAL COPY



THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED TO:

Matthew W. Horn  
Michael F. Coccimiglio  
Amundsen Davis LLC  
150 N. Michigan Ave., Suite 3300  
Chicago, IL 60601  
312-894-3200

Doc# 2330010062 Fee \$47.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/27/2023 02:22 PM PG: 1 OF 6

**THE LAMAR JOHNSON COLLABORATIVE, INC.'S**  
**CLAIM FOR MECHANICS LIEN**

THE UNDERSIGNED LIEN CLAIMANT, The Lamar Johnson Collaborative, Inc., an Illinois corporation with offices at 35 E Wacker Dr. Suite 1300, Chicago, IL 60601, hereby records its Claim for Mechanics Lien and claims a mechanics lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and services completed for the purpose of improving the Real Estate, and against the interests of Lacuna Loft Property LLC ("Owner"), Ameritus, LLC ("Equitable Owner"), Employees' Retirement Plan of Consolidated Electrical Distributors, Inc. ("Secured Party"), Signature Bank ("Mortgage Lender") and any other non-record claimants.

The Lamar Johnson Collaborative, Inc. ("LJC") states as follows:

1. That at all times relevant hereto, Owner has held fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois, having a common address of 2150 S Canalport Ave., Chicago, IL 60608 being assigned the Permanent Index Numbers 17-20-441-002-0000 and 17-20-441-003-0000, and legally described as set forth in Exhibit A attached hereto (the "Real Estate"). That at all times relevant, Equitable Owner has held an equitable ownership interest in the Real Estate and served as the agent of the Owner.

2. That on or about March 10, 2023, LJC entered into an agreement titled "Letter Agreement for Design Services United Way 2-1-1 Center - Lacuna" (the "Agreement") with the Equitable Owner, whereby LJC agreed to provide design, documentation, and construction administration services for the improvement of the Real Estate (the "Work"), in exchange for payment of \$55,000, as more fully described in the Agreement.

3. That the Agreement was entered into and the Work was performed by LJC with the knowledge and consent of the Owner, or, alternatively, that the Owner knowingly permitted LJC to perform Work on the Real Estate knowing that LJC expected payment for that Work.

4. That LJC performed under the Agreement, and completed Work for the improvement of the Real Estate and for the purpose of improving the Real Estate in the amount and having a value of \$40,739.32.

5. That the last date on which LJC performed work under the Agreement for the improvement of the Real Estate was June 29, 2023

# UNOFFICIAL COPY

6. That, as of the date hereof, after allowing for all credits, there is due, owing and unpaid to LJC the balance of forty thousand, seven hundred thirty-nine dollars and thirty-two cents (\$40,739.32) for its Work on the Real Estate.

DATED this 27<sup>th</sup> day of October, 20 23.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

The Affiant, being first duly sworn on oath, deposes and says under penalty of perjury, that he/she is duly authorized to make this affidavit on behalf of the Lamar Johnson Collaborative, Inc.; that he/she has read the foregoing Claim for Mechanics Lien, knows the contents thereof, and that the statements contained therein are true.

The Lamar Johnson Collaborative, Inc.

By: *Kapil Khanna*

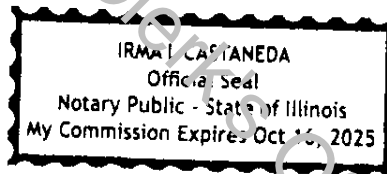
Print Name: Kapil Khanna

Title: CEO

Date: 10/27/23

Subscribed and sworn to before me this  
27<sup>th</sup> day of October, 2023

*Irma P. Castaneda*  
Notary Public



My commission expires 10.16., 2025.

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED TO:

Matthew W. Horn  
Michael F. Cocciemiglio  
Amundsen Davis LLC  
150 N. Michigan Ave., Suite 3300  
Chicago, IL 60601  
312-894-3200

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

#### PARCEL 1:

ALL THAT PART OF BLOCK 25 IN WALSH AND MC MULLEN'S SUBDIVISION OF PART OF THE SOUTH EAST OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID BLOCK, THENCE SOUTH ALONG THE WEST LINE OF SANGAMON STREET 37.4 FEET, THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE 230.8 FEET, THENCE SOUTH ON A LINE PARALLEL WITH MORGAN STREET 39.5 FEET MORE OR LESS, TO A POINT 115 FEET 4 1/2 INCHES NORTH OF THE NORTHERLY LINE OF CANALPORT AVENUE, THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE 206 FEET MORE OR LESS, TO A POINT ON THE EAST LINE OF MORGAN STREET WHICH IS 115 FEET 4 1/2 INCHES NORTH OF THE SOUTH WEST CORNER OF SAID BLOCK (MEANING THEREBY THE INTERSECTION OF THE NORTH LINE OF CANALPORT AVENUE WITH THE EAST LINE OF MORGAN STREET) THENCE NORTH TO THE NORTH WEST CORNER OF SAID BLOCK AND THENCE EAST TO THE NORTH EAST CORNER OF SAID BLOCK, BEING THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

ALL THAT PART OF BLOCK 25 IN WALSH AND MC MULLEN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MORGAN STREET (SAID EAST LINE ALSO BEING THE WEST LINE OF SAID BLOCK 25) AND THE NORTHERLY LINE OF CANALPORT AVENUE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF CANALPORT AVENUE, A DISTANCE OF 291.98 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 133.99 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE, A DISTANCE OF 10.72 FEET TO A POINT, SAID POINT BEING 206.00 FEET (AS MEASURED PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE) EAST OF THE WEST LINE OF SAID BLOCK 25; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 25, A DISTANCE OF 38.31 FEET TO A POINT, SAID POINT BEING 115.37 FEET NORTH (AS MEASURED PARALLEL WITH THE WEST LINE OF SAID BLOCK 25) OF THE NORTHERLY LINE OF CANALPORT AVENUE; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE, A DISTANCE OF 206.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 25, SAID POINT BEING 115.37 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF MORGAN STREET

# UNOFFICIAL COPY

AND THE NORTHERLY LINE OF CANALPORT AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 25 (ALSO BEING THE EAST LINE OF MORGAN STREET) A DISTANCE OF 115.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

BLOCK 25 IN WALSH AND MC MULLEN'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM: ALL THAT PART OF BLOCK 25 IN WALSH AND MC MULLEN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK, THENCE SOUTH ALONG THE WEST LINE OF SANGAMON STREET 37.4 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE 270.8 FEET; THENCE SOUTH ON A LINE PARALLEL WITH MORGAN STREET 39.5 FEET, MORE OR LESS, TO A POINT 115 FEET 4 1/2 INCHES NORTH OF THE NORTHERLY LINE OF CANALPORT AVENUE; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE 206 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF MORGAN STREET WHICH IS 115 FEET 4 1/2 INCHES NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK (MEANING THEREBY THE INTERSECTION OF THE NORTH LINE OF CANALPORT AVENUE WITH THE EAST LINE OF MORGAN STREET); THENCE NORTH TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE EAST TO THE NORTHEAST CORNER OF SAID BLOCK, BEING THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM:

ALL THAT PART OF BLOCK 25 IN WALSH AND MC MULLEN'S SUBDIVISION OF PART OF THE SOUTH EAST OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MORGAN STREET (SAID EAST LINE ALSO BEING THE WEST LINE OF SAID BLOCK 25) AND THE NORTHERLY LINE OF CANALPORT AVENUE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF CANALPORT AVENUE, A DISTANCE OF 291.98 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 133.99 FEET, THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE, A DISTANCE OF 10.72 FEET TO A POINT, SAID POINT BEING 206.00 FEET (AS MEASURED PARALLEL WITH THE NORTHERLY LINE OF CANAL PORT AVENUE) EAST OF THE WEST LINE OF SAID BLOCK 25; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 25, A DISTANCE OF 38.31 FEET TO A POINT; SAID POINT BEING 115.37 FEET NORTH (AS MEASURED PARALLEL WITH THE WEST LINE OF SAID BLOCK 25) OF THE NORTHERLY LINE OF CANALPORT AVENUE; THENCE SOUTHWESTERLY

# UNOFFICIAL COPY

PARALLEL WITH THE NORTHERLY LINE OF CANALPORT AVENUE, A DISTANCE OF 206.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 25, SAID POINT BEING 115.37 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF MORGAN STREET AND THE NORTHERLY LINE OF CANALPORT AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 25 (ALSO BEING THE EAST LINE OF MORGAN STREET), A DISTANCE OF 115.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2148, 2150 AND 2180 S. CANALPORT AVENUE, CHICAGO, IL, 60608

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387