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Doc#: 2332133251 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 10:30 AM Pg: 1 of 5

SUBCONTRACTOR'S CLAIM FOR LIEN

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$299,062.00

The Claimant, Taylor Excavating & Construction, Inc., of Chicago, Illinois, hereby files a notice and claim for Lien against 1300 Ashland Opportunity LLC of Highland Park, Illinois (hereinafter referred to as "Owner"), and Accel Construction Services Group, LLC and Accel Toro Opportunity Project Joint Venture, of Chicago, Illinois (hereinafter referred to collectively as "Contractor"), and states:

That on or about August 7, 2023, the Owner or its predecessor in interest owned the following described land in the County of Cook, State of Illinois, to wit: 1319 S. Ashland Avenue, Chicago, Illinois 60608, legally described as:

THE SOUTH 17 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5, LYING EAST OF ASHLAND AVENUE, AS WIDENED, IN BLOCK 5 IN SAMPSON AND GREENS ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

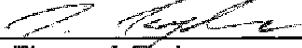
Commonly known as: 1319 S. Ashland Avenue, Chicago, Illinois 60608

PINs: 17-20-108-046-0000

That on or before August 7, 2023, the Owner made a contract with the Contractor, and that on August 7, 2023, the Claimant, as a subcontractor, made a contract with the Contractor to provide labor, material and equipment required to provide services related to demolition, excavation, hauling, backfilling and other construction to said property and that on September 20, 2023, the Claimant completed thereunder all required to be done by said contract.

That the Owner is entitled to credits on account thereof as follows: NONE, leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of Two Hundred and Ninety-nine Thousand and Sixty-two and 00/100 Dollars (\$299,062.00), for which, with interest and attorneys' fees and costs, the Claimant claims a lien on said land and improvements.

TAYLOR EXCAVATING & CONSTRUCTION, INC.

By: 
Thomas J. Taylor
President

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This instrument was prepared by and
to be returned to:
Jonathan M. Weis, Esq.
Levin Ginsburg
180 North LaSalle Street, Suite 3200
Chicago, Illinois 60601-2800

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Thomas J. Taylor, Affiant being first duly sworn on oath, deposes and states that he is the President of Taylor Excavating & Construction, Inc., the lien-claimant, that he has read the above and foregoing lien claim, that he has knowledge of the contents thereof, and that the same is true.

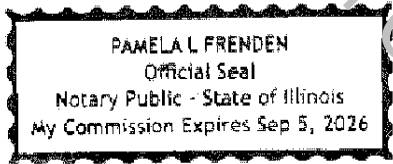


Thomas J. Taylor, Affiant

Subscribed and Sworn to
before me this 03 day of
November 2023.



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SERVICE LIST

1300 Ashland Opportunity LLC
1849 Green Bay Road, Suite 280
Highland Park, IL 60035

4S Bay Partners LLC
1849 Green Bay Road, Suite 280
Highland Park, IL 60035

4S Bay Partners LLC
c/o Cogency Global, Inc.
600 South Second Street, Suite 404
Springfield, IL 62704

Accel Construction Services Group, LLC
2211 N. Elston Avenue, Suite 302
Chicago, IL 60614

Accel Toro Opportunity Project Joint Venture
2211 N. Elston Avenue, Suite 302
Chicago, IL 60614

Toro Construction, Corp.
15657 S. 70th Court
Orland Park, IL 60462

Toro Construction, Corp.
6233 W. 63rd Street
Chicago, IL 60638

Toro Construction, Corp.
4556 W. 61st Street
Chicago, IL 60629

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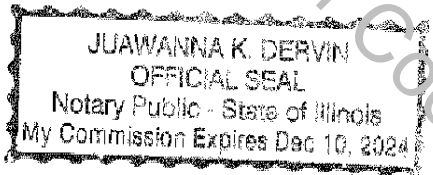
PROOF OF SERVICE

Christina Maas on oath states that on November 16, 2023, she served this subcontractor's claim for lien by mailing a copy to each entity above to whom it is directed, by certified mail, return receipt requested.

By: *Christina Maas*
Print Name: Christina Maas

Subscribed and Sworn to
before me this 16th day
of November 2023.

Juawanna K. Dervin
NOTARY PUBLIC



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