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PREPARED BY AND
AFTER RECORDING
RETURN TO:
Elizabeth L. Archerd, Esq.
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200 S. Wacker Dr.
Suite 2700
Chicago, IL 60606



Doc# 2333215016 Fee \$88.00

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

KAREN A: YARBROUGH

COOK COUNTY CLERK

DATE: 11/28/2023 12:44 PM PG: 1 OF 5

For Recorder's Use Only

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION
MORTGAGE FORECLOSURE/MECHANICS LIEN SECTION

INTELLI-BUILDING CONTROL &)
SOLUTIONS, LLC,)

Plaintiff,)

v.)

A&H MECHANICAL, INC., POWERS AND)
SONS CONSTRUCTION COMPANY,)
INCORPORATED, MCSHANE)
CONSTRUCTION COMPANY LLC a/k/a)
MCSHANE CORPORATION,)
SOUTHBRIDGE 4 MASTER OWNER, LLC,)
U.S. DEPARTMENT OF HOUSING AND)
URBAN DEVELOPMENT, OFFICE OF)
HOUSING, OFFICE OF PUBLIC AND)
INDIAN HOUSING, ILLINOIS HOUSING)
DEVELOPMENT AUTHORITY, CITIBANK,)
N.A., TCB DEVELOPMENT SERVICES)
LLC, CHICAGO HOUSING AUTHORITY,)
SOUTHBRIDGE 1 HOUSING MM LLC, THE)
BANK OF NEW YORK MELLON TRUST)
COMPANY, N.A., CITY OF CHICAGO,)
SOUTHBRIDGE 1-4 HOUSING LLC, THE)
HABITAT COMPANY LLC, GS)
SOUTHBRIDGE 4% INVESTOR)
OPPORTUNITY FUND LP, NEW HOPE)

Case No. 2023CH09676

Hon. Michael Lewis Nixon

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COMMUNITY CAPITAL, INC., ICKES)
 MASTER DEVELOPER JV LLC, THE)
 COMMUNITY BUILDINGS, INC.,)
 MCCAFFERY INTERESTS, GENSLER)
 ARCHITECTURE, DESIGN & PLANNING,)
 P.C., NIA ARCHITECTS INCORPORATED,)
 REINKE GYPSUM SUPPLY CO., INC.,)
 MILLIKEN & COMPANY, MIDWEST)
 APPLIED SOLUTIONS, INC., and)
 UNKNOWN OWNERS and NON-RECORD)
 CLAIMANTS)
)
)
 Defendants.)

NOTICE OF LIS PENDENS

Notice is hereby given that an action entitled *Intelli-Building Control & Solutions, LLC v. A&H Mechanical, Inc., et al.*, has been commenced and is now pending in this Court by the above-named plaintiff against the above-named defendants, and the following is a description of the real property (the "Property") affected by the action:

Legal Description: See Exhibit A
 Common Addresses: 2302-2322 S. State Street, Chicago, IL 60616
 Residential Address: 2310 S. State Street, Chicago, IL 60616
 Retail Address: 2302 S. State Street, Chicago, IL 60616
 2306 S. State Street, Chicago, IL 60616
 2318 S. State Street, Chicago, IL 60616
 2322 S. State Street, Chicago, IL 60616
 Property Pins: 17-28-218-028 (affects part of the land and other property);
 17-28-218-029 (affects part of the land and other property); and
 17-28-218-030 (affects part of the land and other property)

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Intelli-Building Control & Solutions, LLC

By: /s/ Elizabeth L. Archerd
One of its Attorneys

Jordan A. Finfer (jfinfer@pfs-law.com)
Elizabeth L. Archerd (earcherd@pfs-law.com)
Patzik, Frank & Samotny Ltd.
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Chicago, IL 60606
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Firm ID# 35160

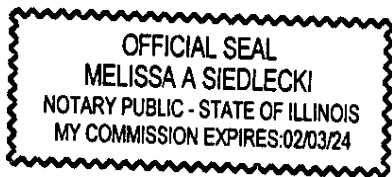
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The affiant, Elizabeth L. Archerd, being first duly sworn on oath, deposes and says that she is an Attorney and Agent for Intelli-Building & Control Solutions, LLC., the Claimant, that she has read the foregoing claim for lien and knows the contents thereof, and that all statements therein contained are true.

By: *Elizabeth Archerd*

Subscribed and sworn to before me this 28 day of November, 2023.

Melissa A Siedlecki
Notary Public



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, EXECUTED BY CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LANDLORD, AND TCB DEVELOPMENT SERVICES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TENANT, DATED AS OF JANUARY 16, 2020, WHICH LEASE WAS RECORDED JANUARY 17, 2020, AS DOCUMENT NUMBER 2001719057 ASSIGNED BY THE ASSIGNMENT AND ASSUMPTION AND AMENDMENT OF GROUND LEASE, DATED JANUARY 16, 2020, BETWEEN SAID TCB DEVELOPMENT SERVICES LLC, AND SOUTHBRIDGE 4 MASTER OWNER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHICH ASSIGNMENT AND ASSUMPTION AND AMENDMENT OF GROUND LEASE WAS RECORDED JANUARY 17, 2020, AS DOCUMENT NUMBER 2001719058 WHICH LEASE DEMISES THE FOLLOWING DESCRIBED PROPERTY FOR A TERM OF 99 YEARS ENDING JANUARY 15, 2119.

THAT PART OF LOTS 1 THROUGH 12 (BOTH INCLUSIVE), THAT PART OF LOTS 40 THROUGH 46 (BOTH INCLUSIVE), AND THAT PART OF THE NORTH-SOUTH 15 FOOT WIDE PUBLIC ALLEY VACATED PER DOCUMENT NUMBER 15805877, RECORDED JANUARY 6, 1954, ALL IN BLOCK 10, IN UHLICH AND MUHLKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF) IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 01 DEGREES 31 MINUTES 56 SECONDS EAST, ALONG AN ASSUMED BEARING, BEING THE EAST LINE OF SAID LOTS 1 THROUGH 12, ALSO BEING THE WEST LINE OF STATE STREET, 289.70 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 48 SECONDS WEST 116.21 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 56 SECONDS WEST 74.55 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 04 SECONDS WEST 35.00 FEET; THENCE NORTH 01 DEGREE 31 MINUTES 56 SECONDS WEST 151.00 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 04 SECONDS EAST 37.00 FEET; THENCE NORTH 01 DEGREE 31 MINUTES 56 SECONDS WEST 64.15 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 29 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF W. 23RD STREET 114.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE, THEREON.

PARCEL 2:

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FEE SIMPLE TITLE TO ALL BUILDINGS AND IMPROVEMENTS LOCATED OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE ON THE LEASEHOLD ESTATE HEREINABOVE DESCRIBED AS PARCEL 1.

SAID PARCEL CONTAINS 38,823 SQUARE FEET OR 1.891 ACRES, MORE OR LESS.

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2306 S. State Street, Chicago, IL 60616

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Property of Cook County Clerk's Office