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Chicago, Illinois 60601

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2023 01:42 PM PG: 1 OF 4

Claim For Illinois Mechanic's Lien

State of Illinois)
) ss
County of Cook)

Pursuant to the Illinois Mechanic's Lien Act, 770 ILCS60/1, *et seq.* (the "Lien Act"), AIR COMFORT, LLC, 2550 Braga Drive, Broadview, Illinois, 60155 ("Claimant"), hereby files this claim for Mechanic's Lien against: MAG HOSPITALITY, LLC, d/b/a EDIE'S ALL DAY CAFE BAR ("Tenant"), LMV RIVER NORTH HOLDINGS, LP ("Owner"), and VOYA RETIREMENT INSURANCE AND ANNUITY COMPANY.

During July 2022 and continuing through the present, Owner owned the following described land located in the Cook County, Illinois: 675 N. Wells Street, Chicago, Illinois 60615; PIN: 17-09-217-017-0000; which is more fully described on Exhibit A hereto (the "Property"). During the same time period, on information and belief, Tenant leased the Property from Landlord.

During January 2023, Claimant and Tenant entered into an agreement regarding the Property pursuant to which Claimant agreed to perform and provide (and did perform and provide) HVAC-related work and materials for the Property including, but not limited to, (1) serviced and repaired HVAC-related parts at the Property; and (2) blew out certain drains traps servicing HVAC-related parts at the Property (the "Work"). In exchange, Tenant agreed to pay Claimant the total sum of One Thousand three Hundred Thirty Dollars and No Cents (\$1,330.00) (the "Balance Due").

On August 29, 2023, Claimant completed the Work and Tenant accepted the Work. Moreover, Claimant is unaware of any purported fact that: (1) the Owner did not authorize the Work; (2) the Owner was and/or is unaware of the Work; (3) the Tenant was required but failed to obtain the Owner's consent prior to commencing the Work; and/or (4) the Owner disapproved or objected to the Work.

To-date, the Tenant has not received any portion of the Balance Due. Claimant has not received the Balance Due at the time the monies were due and payable and should have been paid to

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Claimant. No one is entitled to any credits toward the Balance Due. Therefore, the Balance Due to Claimant is and remains to be One Thousand three Hundred Thirty Dollars and No Cents (\$1,330.00).

This lien is not intended to adversely reflect upon the character, credit or capacity of any party named herein. To the extent permitted by law, all waivers of lien heretofore given by Claimant (if any) to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this lien. Claimant reserves all its rights, including, but not limited to, amending this lien as necessary.

[Signature Page Follows – Remainder Of This Page Is Blank]

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SIGNATURE PAGE TO CLAIM FOR ILLINOIS MECHANIC'S LIEN

AIR COMFORT, LLC



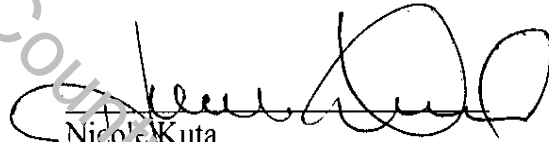
Nicole Kuta
Chief Financial Officer
2550 Braga Drive
Broadview, Illinois, 60155

VERIFICATION

STATE OF ILLINOIS)

COUNTY OF COOK)

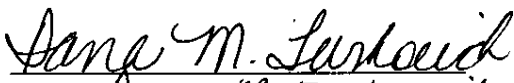
The Affiant, Nicole Kuta, Chief Financial Officer of Air Comfort, LLC, under oath and under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, certifies that the statements set forth in the attached *Claim For Illinois Mechanic's Lien* are true and correct, except as to any matters therein stated to be on information and belief, and as to such matters, the undersigned certifies as aforesaid that she verily believes the same to be true.



Nicole Kuta
Air Comfort, LLC
Chief Financial Officer

NOTARY:

Subscribed and sworn to before me
this 20th day of December 2023


Name: Dana M Turkovich



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EXHIBIT A
Legal Description

LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 3 IN NEWBERRY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 675 NORTH WELLS STREET, CHICAGO

PIN: 17-09-217-017-0000

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