

UNOFFICIAL COPY

Doc#: 2336213262 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2023 11:48 AM Pg: 1 of 4

SUBCONTRACTOR'S CLAIM FOR LIEN ON PRIVATE PROPERTY

STATE OF ILLINOIS
COUNTY OF DUPAGE

MIDWEST APPLIED SOLUTIONS,
INC.

-vs-

MECHANICAL MANAGEMENT
SOLUTIONS INC.; BLACKWOOD
GROUP, LLC; THE THRESHOLDS;
ILLINOIS HEALTH FACILITIES
AUTHORITY; AMERICAN NATIONAL
BANK AND TRUST COMPANY OF
CHICAGO, AS TRUSTEE UNDER
TRUST INDENTURE DATED AS OF
AUGUST 1, 1988, FROM THE
ILLINOIS HEALTH FACILITIES
AUTHORITY; MUNICIPAL BOARD
INVESTORS ASSURANCE
CORPORATION; SUNBELT
RENTALS, INC.; UNKNOWN
OWNERS; AND UNKNOWN
NECESSARY PARTIES; AND ANY
OTHER PERSONS CLAIMING AN
INTEREST

The Claimant, **MIDWEST APPLIED SOLUTIONS, INC.**, 30 North Wolf Road, 1st Floor, Hillside, Illinois 60162, County of Cook, State of Illinois, hereby gives a Claim for Lien on Private Property, and claims a lien against **MECHANICAL MANAGEMENT SOLUTIONS INC.**, 600 Northgate Parkway, Suite N, Wheeling, IL 60090 ("SubContractor"); **BLACKWOOD GROUP, LLC**, 1535 N. Lawndale Avenue, Chicago, IL 60651 ("General Contractor"); **THE THRESHOLDS**, 4101 N. Ravenswood, Chicago, Illinois 60613 ("Owner"); **ILLINOIS HEALTH FACILITIES AUTHORITY**, 35 East Wacker Drive, Suite 2188, Chicago, Illinois 60601; **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST INDENTURE DATED AS OF AUGUST 1, 1988, FROM THE ILLINOIS HEALTH FACILITIES AUTHORITY**, 120 South LaSalle Street, Chicago, Illinois 60603; **THE HEALTH RESOURCES AND SERVICES ADMINISTRATION**, 5600 Fishers Lane, Rockville, MD 20857; **MUNICIPAL BOND INVESTORS ASSURANCE CORPORATION**, 1 Manhattanville Road, Suite 301, Purchase, NY 10577 ("MBIA"); **SUNBELT RENTALS, INC.**, 1275 West Mound Street, Columbus, OH

UNOFFICIAL COPY

43223 ("Parties of Interest"); **ANY UNKNOWN OWNERS; AND UNKNOWN NECESSARY PARTIES; AND ANY OTHER PERSONS CLAIMING AN INTEREST**, and as their interests may appear.

On or about March 8, 2023, **THE THRESHOLDS** was the owner of the Premises known as HOWARD BROWN HEALTH AT THRESHOLDS SOUTH, Job No. 2021-12-13-987455987, 734 W. 47th Street, Chicago, Illinois 60609, and legally described land in the County of Cook, State of Illinois, to-wit, see attached legal description:

The aforesaid named parties had some interest at the times mentioned herein in the following described land in the County of **Cook**, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: Howard Brown Health at Thresholds South
734 W. 47th Street, Chicago, Illinois 60609

Permanent Parcel No.: 20-04-326-034-0000

MECHANICAL MANAGEMENT SOLUTIONS INC. made a contract (the "Contract") with **BLACKWOOD GROUP, LLC**. On or about March 8, 2023 **MECHANICAL MANAGEMENT SOLUTIONS, INC.** hired **MIDWEST APPLIED SOLUTIONS, INC.** to sell 2 Valent VAV Rooftop Units, Tag NO.'s RTU-1, RTU-2 heating and One LG Split System for the construction and completion of the work for use in the construction work on the above-described property. On or about **September 13, 2023**, Claimant completed its contract for the deliveries of equipment listed above on the Real Estate, pursuant to the Contract in the total amount of **\$126,470.00, plus an Approved Change Order in the amount of \$2,130.00, increasing the contract to the sum of \$128,600.00**. Despite Claimant's completion of the equipment required on the Contract, Claimant has received no payments for its work. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **ONE HUNDRED TWENTY EIGHT THOUSAND SIX HUNDRED AND 00/100 (\$128,600.00)**, which sum bears interest at the contractual rate of 1.5% per month. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of **\$128,600.00**, plus interest, and attorney's fees as provided by the Contract.

MIDWEST APPLIED SOLUTIONS INC

BY: _____

Michael T. Nigro

One of Its Attorneys and Authorized Agent

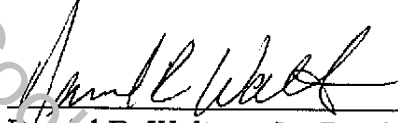
UNOFFICIAL COPY

VERIFICATION

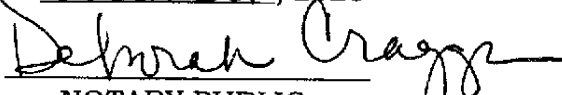
STATE OF ILLINOIS)
)
 DUPAGE COUNTY) SS.

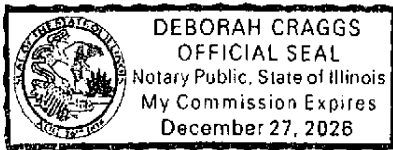
The Affiant, Daniel R. Walters, being first duly sworn on oath deposes and says, that he is the President of MIDWEST APPLIED SOLUTIONS, INC., that he has read the foregoing Subcontractor's Claim for Lien on Private Property, knows the contents thereof, and that all the statements therein contained are true.

MIDWEST APPLIED SOLUTIONS, INC.


 Daniel R. Walters, Its President

SUBSCRIBED AND SWORN TO
 before me this 27th day
 of December, 2023


 NOTARY PUBLIC



Midwest v Mechanical

UNOFFICIAL COPY

LEGAL DESCRIPTION

Commonly known as: 734 W. 47th Street, Chicago, IL 60609

Lots 8, 9 and 10 in the Subdivision of Lots 8, 9, 10, 11 and 12 in Block 2 in Maria Lamb's Subdivision of Lot 12 and the East 8 feet of Lot 14 of the Assessor's Division of the Southwest 1/4 of Section 4, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 20-04-326-034-0000

Property of Cook County Clerk's Office