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2400215014

SUBCONTRACTOR'S CLAIM FOR LIEN

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Doc# 2400215014 Fee \$45.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/02/2024 11:33 AM PG: 1 OF 4

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

LAB Development LLC d/b/a

Connexion

Claimant

v.

Brent Copeland Electrical Services &

(The Above Space For Recorder's Use Only)

Consultants LLC, Jesus House Chicago in Ministry of the Redeemed Christian Church of God, Inc.; Fifth
Defendant: Third Bank and Gregory Enterprises Limited

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$59,506.86

The Claimant, LAB Development LLC d/b/a Connexion of
the City of Buffalo Grove County of Lake State of Illinois hereby file s a notice
and Claim for Lien against Brent Copeland Electrical Services & Consultants, LLC, electrical
Contractor of the City of Chicago County of Cook State of Illinois,
and Jesus House Chicago in Ministry of the Redeemed Christian Church of God, Inc.
owner of the property commonly known as: 5224 N. Kedzie Avenue, Chicago
County of Cook State of Illinois ("Job Site")

or before 16th day of May, 2023 19, said last named person
was the owner of the following described land
in the County of Cook, State of Illinois to wit:

See Legal Description and Pin #
attached hereto as Exhibit A.

in Section, Township, Range, and
their Contractor for the improvement thereof.

That on the 16th day of May, 2023 19 said Contractor
made a subcontract with the Claimant to (1) provide electrical supplies to the Job Site.

for and in said improvement, and that, on the 29th day of September, 2023 19
the Claimant completed thereunder (2) delivery of all electrical supplies to the Job Site for the total sum
of \$110,745.27.

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Subcontractor's Claim for Lien

~~That, at the special instance and request of said Contractor, the Claimant furnished extra and additional materials, at and extra and additional labor on said premises of the value of \$ _____ as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit _____ and did complete the same on the _____ day of _____ A.D. 19____.~~

~~That neither said owner, nor his agent, architect or superintendent can, upon reasonable diligence, be found in said County so as to serve upon either of them personally a notice hereof in accordance with the statute in such cases made and provided.~~

That said Contractor is entitled to credits on account thereof as follows: \$51,238.41

leaving due, unpaid and owing to the Claimant _____, after allowing all credits, the sum of \$ 59,506.86 for which, with interest, the Claimant _____ claim _____ a lien on said land and improvements, against said Contractor _____ and owner _____.

Signature Kathleen Raby
By: Kathleen Raby, CFO
(If a firm, sign firm name.)

(1) State what the claimant _____ was to do (2) "All required said contract to be done:" or "delivery of materials to the value of \$ _____" or "labor to the value of \$ _____" as fully set forth in an account thereof, herewith filed and made part hereof, marked Exhibit _____.
* if extras, fill out; if no extras, strike out.

Mail to: David B. Pogrund
Name Stone Pogrund & Korey LLC
Address 1 East Wacker Drive, Suite 2610
Chicago, IL 60601

This instrument prepared by David B. Pogrund
Name Stone Pogrund & Korey LLC
Address 1 East Wacker Drive, Suite 2610
Chicago, IL 60601

STATE OF ILLINOIS)
COUNTY OF Cook) SS

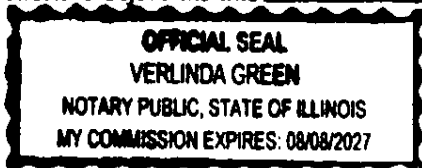
Kathleen Raby

The Affiant _____
being first duly sworn on oath deposes and says, that she is _____ the CFO

of the Claimant _____; that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

Kathleen Raby
Kathleen Raby CFO

Subscribed and sworn to before me this 26 day of October A.D. 2023



Verlinda Green
Notary Public

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LEGAL DESCRIPTION

Order No.: 23010694TRA

For APN/Parcel ID(s): 13-11-224-017-0000, 13-11-224-018-0000, 13-11-224-019-0000,
13-11-224-020-0000, 13-11-224-021-0000, 13-11-224-022-0000,
13-11-224-023-0000, 13-11-224-024-0000 and 13-11-224-025-0000

THE NORTH 1/2 OF LOT 32 AND ALL OF LOTS 33, 34, 35, 36, 37, 38, 39, 40, 41 AND 42 IN BLOCK 16 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Exhibit A