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Doc#. 2400406303 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2024 01:55 PM Pg: 1 of 5

**This instrument was prepared by
and after recording should be
mailed to:**

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St. Ste. 3300
Chicago, Illinois 60602
(312) 578-0410

FOR RECORDER'S USE ONLY

SUB CONTRACTOR'S NOTICE OF CLAIM FOR MECHANIC'S LIEN

**VIA CERTIFIED MAIL R/R RESTRICTED
DELIVERY**

Standard Commonwealth Venture LP
c/o Registered Agent Solutions, Inc.
901 S. 2nd St., Ste. 201
Springfield, IL 62704

**VIA CERTIFIED MAIL R/R RESTRICTED
DELIVERY**

Wilmington Trust, National Association
650 Town Center Drive, Suite 800
Costa Mesa, CA 92626

VIA CERTIFIED MAIL R/R

Weis Builders, Inc.
c/o Cogency Global Inc.
600 South second St., Ste. 404
Springfield, IL 62704

**VIA CERTIFIED MAIL R/R RESTRICTED
DELIVERY**

Illinois Housing Development Authority
c/o King Harris, Chairman
Illinois Housing Development Authority
111 E. Wacker Drive, Suite 1000
Chicago, IL 60601

**VIA CERTIFIED MAIL R/R RESTRICTED
DELIVERY**

Illinois Housing Development Authority
c/o Tommy Arbuckle, Secretary
Illinois Housing Development Authority
111 E. Wacker Drive, Suite 1000
Chicago, IL 60601

THE CLAIMANT, **Granite Emporium LLC**, having its principal place of business at
9700 Industrial Drive, Bridgeview, IL 60455, claims a lien against the real estate, more fully

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described below, and against the interest of the following entities in the real estate: **Standard Commonwealth Venture LP**, owner, **Illinois Housing Development Authority**, mortgagee, **Wilmington Trust, National Association**, mortgagee, **Weis Builders, Inc.**, contractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all relevant times, up and through the present, **Standard Commonwealth Venture LP** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: Lot 62 in Andrews, Spafford and Colehour's Subdivision of Blocks 1 and 2 in Outlot "A" in Wrightwood, a Subdivision of the Southwest $\frac{1}{4}$ of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PIN: 14-28-310-001-0000

which property is commonly known as 2757 North Pine Grove Ave., Chicago, IL 60614 (the "Premises").

2. That on information and belief, **Standard Commonwealth Venture LP** contracted with **Weis Builders, Inc.** to act as the prime contractor for improvements to said premises.

3. Subsequent thereto, on or about January 27, 2023, **Weis Builders, Inc.**, entered into a subcontract with Claimant to furnish labor, material, equipment and supervision for granite countertops for the 321 residential units at the premises.

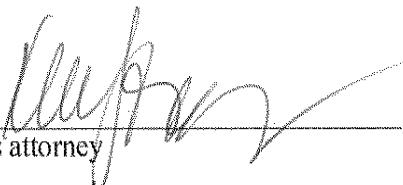
4. Due to **Weis Builders, Inc.**'s breach, the Claimant ceased to perform on September 29, 2023, which was its last date of substantial performance.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Twenty-two Thousand Two Hundred Seventy-eight and no/100 Dollars (\$22,278.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon) and on the

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monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **Twenty-two Thousand Two Hundred Seventy-eight and no/100 Dollars (\$22,278.00)** plus interest.

Granite Emporium LLC,
an Illinois limited liability company,

By: 
its attorney

Kori M. Bazanos
Bazanos Law P.C.
20 North Clark St., Ste. 3300
Chicago, Illinois 60602

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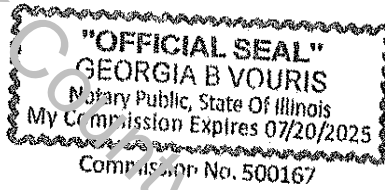
AFFIDAVIT

STATE OF IL)
) SS
COUNTY OF COOK)

The Affiant, ADONIS KACHILAS, being first duly sworn, on oath deposes and states that he is an authorized representative of **Granite Emporium LLC**, an Illinois limited liability company, that he has read the above and foregoing subcontractor's notice of claim for mechanic's lien and that to the best of his knowledge and belief the statements therein are true and correct.

By: [Signature] (name) AGENT (office)

SUBSCRIBED AND SWORN to
before me this 22nd day
of December, 2023.



[Signature]
Notary Public

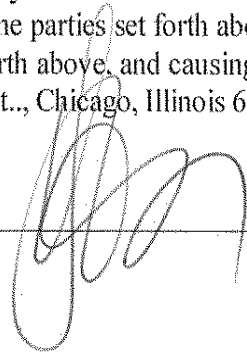
My commission expires: 7/20/2025

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CERTIFICATE OF SERVICE

I, Kori M. Bazanos, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanic's Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, as set forth above, and causing it to be deposited in the United States mail depository located at 20 N. Clark St., Chicago, Illinois 60602, on this 22 day of December, 2023 before 5:00 p.m.



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