

UNOFFICIAL COPY

- g. **MIDWEST WOODCRAFTERS, INC.**
26W415 St. Charles Rd.
Carol Stream, Illinois 60188;
- h. **DOETSCH CONTRACTORS, INC.**
3501 N. 16th St.
Zion, Illinois 60099; and
- i. Unknown owners, non-record claimants, unknown necessary parties, and any person, entity, mortgagee/lender, and other interested parties claiming an interest in the Real Estate by, through or under Owner, Tenant, Tenant's Manager, Lender and/or any of the other foregoing persons and/or entities.

Claimant states as follows:

1. Since on or about October 30, 2019, and subsequently, Owner has had and continues to have an ownership interest in that certain real estate, including, without limitation, all land and improvements thereon, located in Cook County, Illinois and commonly known as **1016 and 1020 West Randolph Street, Chicago, Illinois 60607** (the "Real Estate"), and legally described as follows:

LOTS 21 AND 22 (EXCEPT THE SOUTH 35 FEET OF SAID LOTS TAKEN FOR WIDENING OF RANDOLPH STREET) IN HAYES, SHELBY AND MAGOFFINS SUBDIVISION OF BLOCK 32 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 17-08-430-014-0000

2. Upon information and belief, on or about January 17, 2023, Tenant, or someone on Tenant's behalf, entered into a lease agreement with Owner to lease a portion of the Property.

3. Upon information and belief, in a master construction agreement dated June 30, 2023 and a Work Order signed on July 6, 2023, Tenant's Manager, as one knowingly authorized by Tenant to enter into such contracts, entered into a contract with Contractor for Contractor to act as the general contractor and to furnish labor, materials, and equipment to construct a cosmetic dermatology facility located at the Real Estate. Upon information and belief, the master construction contract and the Work Order combined to form the construction agreement with Contractor (the "Redmond Construction Contract").

4. Upon information and belief, Owner was aware that Tenant and/or Tenant's Manager entered, and/or knowingly permitted Tenant and/or Tenant's Manager to enter, into the Redmond Construction Contract.

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5. Claimant (identified therein as AA Jacobs Supply Inc.) made a written contract (the "Contract") on or about July 20, 2023 with Contractor under which Claimant agreed to provide, as subcontractor, all labor, material, equipment and other items necessary to carry out its agreed work and other terms of their contract in connection with providing doors, frames and hardware in connection with improvement of the Real Estate for the original contract amount of Twenty-One Thousand and 00/100 Dollars (\$21,000.00).

6. All of Claimant's work under its Contract and which otherwise improved the Real Estate was performed with the knowledge, authorization and/or consent of Owner, Tenant and Contractor, and/or Owner, Tenant and Contractor knowingly permitted such work to be performed.

7. Claimant provided and performed labor, material, equipment, services and other items in connection with the Contract in the aggregate amount of Twenty-One Thousand and 00/100 Dollars (\$21,000.00), and substantially completed all of the work of the Contract.

8. Claimant last performed work under the Contract on September 22, 2023.

9. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of Twenty-One Thousand and 00/100 Dollars (\$21,000.00), which principal amount bears interest at the statutory rate of ten percent (10%) *per annum*. Claimant claims a lien on the Real Estate (including all land and improvements thereon), beneficial interests, if any, recorded or unrecorded leasehold interests, if any, and on the moneys or other considerations due to become due from said Owner, Tenant, Tenant's Manager, or Contractor under any of the aforesaid contracts or otherwise in the amount of Twenty-One Thousand and 00/100 Dollars (\$21,000.00), plus interest and, if and to the extent available under 770 ILCS 60/17, attorneys fees.

10. Claimant revokes any waiver of rights for which Claimant has not received payment. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

Dated: January 8, 2024

A. A. JACOBS SUPPLY LLC
a Delaware limited liability company

By: _____

Name: Sarah Perez


Its: President

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VERIFICATION

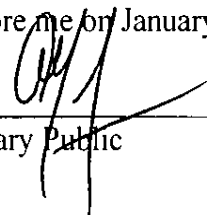
STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

Sarai Perez, being first duly sworn on oath, states that she is an authorized representative of A. A. Jacobs Supply LLC, a Delaware limited liability company, that she is authorized to sign this verification to the foregoing Subcontractor's Claim for Mechanics Lien, that she has read the Subcontractor's Claim for Mechanics Lien, that she has knowledge of the contents thereof, and that the statements contained therein are true.

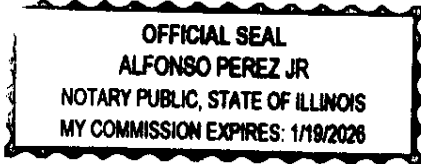


 Sarai Perez,
 President, A. A. Jacobs Supply LLC

SUBSCRIBED AND SWORN to
 before me on January 8, 2024.



 Notary Public



Property of Cook County Clerk's Office