

# UNOFFICIAL COPY

Doc# 2401746153 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 02:51 PM Pg: 1 of 4

## ORIGINAL SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

The claimant, D5 Iron Works, Inc., an Illinois Corporation (hereinafter "Claimant"), with an address of 18000 Jefferson St., Union, IL, 60180, hereby files its Original Subcontractor's Notice and Claim for Mechanic's Lien against the interest of True Builders LLC, Attn: Christopher Krohe, Manager, 36 S. Washington St., Suite 200, Hinsdale, IL, 60521 (hereinafter "General"); Garfield Maple LLC, Attn: Christopher Krohe, Manager, 36 S. Washington St., Suite 200, Hinsdale, IL, 60521 and/or Krohvan, LLC, Attn: Christopher Krohe, Manager, 36 S. Washington St., Suite 200, Hinsdale, IL, 60521 (hereinafter "Owner"); BCL-CRE 3 LLC, Attn: The Elan Peretz Trust, Manager, 450 Skokie Blvd., Suite 604, Northbrook, IL, 60062 (hereinafter "Lender"); and against any person claiming an interest in the Real Estate (as hereinafter described) by, through or under the Owner:

1125 Garfield St., Oak Park, Illinois, 60304 (sometimes also referred to as 1117 Garfield St., Oak Park, Illinois, 60304)

On January 11, 2024, the Claimant states as follows:

1. That on or about October 14, 2022, and subsequently, the Owner owned in fee simple title to the real estate, including all land and improvements thereon, (hereinafter, "the Premises") in Cook County, Illinois, and legally described as follows:

See Legal Description attached hereto and incorporated herein as "Exhibit A"  
PIN: 16-18-301-034-0000

2. General was Owner's General Contractor for the improvements on the Premises.

3. The Claimant made a subcontract agreement (hereinafter "the Contract") with General on October 14, 2022, under which the Claimant agreed to provide all necessary labor and materials to supply steel installation and related materials and services for the Premises.

4. Lender gained an interest in the Premises by way of a mortgage recorded on June 3, 2022 as Document No. 2215419057.

5. The Contract was entered into by General and the work was performed by Claimant with the knowledge and consent of Owners. Alternatively, the Owner specifically authorized General and/or General's agents to enter into contracts for improvement of the

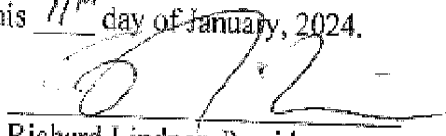
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Premises. Alternatively, the Owner knowingly permitted General and/or General's agents to enter into contracts for the improvement of the Real Estate.

6. On September 15, 2023, Claimant performed its last day of work under the Contract.

7. As of the date hereof, there is still due, unpaid, and owing the Claimant, after allowing all credits, if any, the principal sum of \$61,347.56 which amount Claimant claims a Mechanic's Lien on the Premises, land, and any improvements thereon, plus interest at the statutory rate of 10 percent (10%) per annum, plus attorneys' fees to the extent permitted by Section 17 of the Mechanics Lien Act, Section 770 ILCS 60/17.

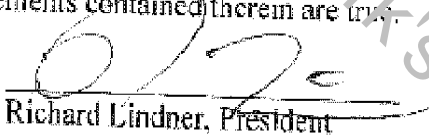
Dated at Union, IL \_\_\_\_\_, this 11<sup>th</sup> day of January, 2024.

  
Richard Lindner, President  
And authorized agent of D5 Iron Works, Inc.

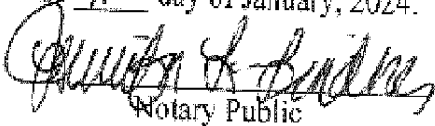
### VERIFICATION

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF MCHENRY    )

Richard Lindner, being first duly sworn on oath, states that he is the President and an authorized agent of D5 Iron Works, Inc., an Illinois Corporation, that he is authorized to sign this verification to the foregoing Original Subcontractor's Notice and Claim for Mechanic's Lien, that he has read the foregoing Notice and Claim for Lien and knows the contents thereof, and that all the statements contained therein are true.

  
Richard Lindner, President  
And authorized agent of D5 Iron Works, Inc.

Subscribed and sworn before me  
this 11<sup>th</sup> day of January, 2024.

  
Notary Public

My commission expires on 5/30/27



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This document was prepared by and  
after recording should be returned to:

Jennifer L. Johnson  
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[jjohnson@zcvlaw.com](mailto:jjohnson@zcvlaw.com)

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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

LOTS 2 THRU 7, INCLUSIVE IN BLOCK 1, IN ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1887 IN BOOK 26 OF PLATS, PAGE 6, AS DOCUMENT NUMBER 798586, IN COOK COUNTY, ILLINOIS

**COMMON ADDRESS OF REAL PROPERTY:** 1125 Garfield Street, Oak Park, Illinois

PINS: 16-18-301-034-000, 16-18-301-002-0000, 16-18-301-003-0000

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