

# UNOFFICIAL COPY

Form No. 205B  
AMERICAN LEGAL FORMS, CHICAGO, IL  
Feb. 1995  
(312) 372-1922



Doc# 2405934016 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2024 10:11 AM PG: 1 OF 4

## SUBCONTRACTOR'S CLAIM FOR LIEN

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STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

LAB Development LLC d/b/a

Connexion

Claimant

v.

Verdi Electric and Technologies LLC;

(The Above Space For Recorder's Use Only)

Our Revival Chicago, LLC; and McHugh Development & Construction, Incorporated

Defendants

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$49,339.86

The Claimant LAB Development LLC d/b/a Connexion ("Connexion") of

the City of Buffalo Grove County of Lake State of Illinois hereby file s. a notice

and Claim for Lien against Verdi Electric and Technologies LLC, the electrical sub-

Contractor of the City of Homewood County of Cook State of Illinois,

and Our Revival Chicago, LLC

owner of 3518 S. Halsted Street, Chicago

County of Cook State of Illinois ("Job Site")

or about 7th day of September, 2023  said last named person

w. as ^ the owner of the following described land

in the County of \_\_\_\_\_, State of Illinois to wit:

See Legal Description and PIN#

attached hereto as Exhibit A

in Section \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_ and \_\_\_\_\_  
1/4 Sec. Contractor \_\_\_\_\_ for the improvement thereof.

or before 7th day of September, 2023  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 12th day of December, 2023

the Claimant \_\_\_\_\_ completed thereunder (2) delivery of all electrical supplies to the Job Site for the total amount of \$87,858.50.

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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: \$38,518.64

leaving due, unpaid, and owing to the Claimant \_\_\_\_\_, after allowing all credits, the sum of \$ 49,339.86 for which, with interest, the Claimant \_\_\_\_\_ claim \_\_\_\_\_ a lien on said land and improvements, against said Contractor \_\_\_\_\_ and owner \_\_\_\_\_.

Signature [Handwritten Signature]  
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

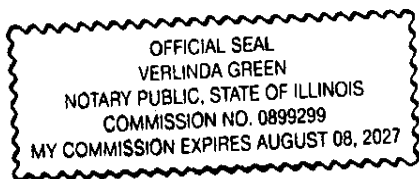
This instrument prepared by David B. Pogrund  
Name Stone Pogrund & Korey LLC  
Address 1 East Wacker Drive, Suite 2610  
Chicago, IL 60601

STATE OF ILLINOIS  
COUNTY OF Cook ) SS

The Affiant Kathleen Raby  
being first duly sworn on oath deposes and says, that he 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.

Subscribed and sworn to before me this 15 day of February A.D. 2024



[Handwritten Signature]  
Kathleen Raby/CFO

[Handwritten Signature]  
Notary Public

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STATE OF ILLINOIS)  
 ) SS.  
COUNTY OF COOK )

I, **DAVID B. POGRUND**, being first duly sworn on oath, depose and state as follows:


1. That I am one of the attorneys and agents of **LAB Development, LLC d/b/a Connexion** and I am authorized to make this Affidavit.

2. That on February 15, 2024, I sent a copy of this Notice of Subcontractor's Claim and Illinois Mechanic's Lien Claim to the following entities at the addresses listed below by depositing same in the U.S. Mail, proper postage prepaid, Certified Mail, Return Receipt Requested, Restricted Delivery and Regular First Class US Mail.

3. See below:


### NOTICE LIST

<p><b><u>OWNER:</u></b></p> <p>Our Revival Chicago, LL 2812 S. Hillcock Avenue Chicago, IL 60608</p> <p>Our Revival Chicago, LLC c/o CT Corporation System, R/A 208 S. LaSalle Street, Suite 814 Chicago, IL 60604-1101</p>	<p><b><u>GENERAL CONTRACTOR:</u></b></p> <p>McHugh Development &amp; Construction, Incorporated 177 S. Michigan Avenue Chicago, IL 60616</p> <p>McHugh Development &amp; Construction, Incorporated c/o Paul McHugh, R/A 910 W. Chicago Avenue Office #101 Chicago, IL 60622</p>
<p><b><u>SUBCONTRACTOR:</u></b></p> <p>Verdi Electric and Technologies, LLC 1458 187<sup>th</sup> Street Homewood, IL 60430</p> <p>Verdi Electric and Technologies, LLC c/o Juvenal Herrera, R/A 1458 187<sup>th</sup> Street Homewood, IL 60430</p>	

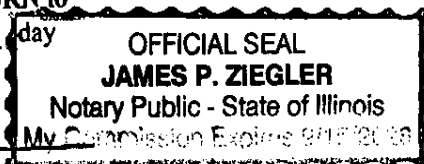


David B. Pogrund

SUBSCRIBED and SWORN to  
before me this 15 day  
of January, 2024.



Notary Public



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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-32-404-026-0000

THAT PART OF LOTS 4 TO 8 IN BLOCK 1 IN GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE EAST AT RIGHT ANGLES THERETO 95.09 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 98.69 FEET; THENCE EAST AT RIGHT ANGLES THERETO 54.91 FEET TO A POINT ON THE EAST LINE OF LOT 7 AFORESAID 32.38 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8 AFORESAID 32.38 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE WEST ALONG THE SOUTH LINE OF LOT 8 AFORESAID TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOTS 4 TO 8 AFORESAID TO THE NORTHWEST CORNER OF LOT 4, IN COOK COUNTY, ILLINOIS.