

# UNOFFICIAL COPY

## IN THE CIRCUIT COURT OF COOK COUNTY ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION

LAB Development LLC d/b/a Connexion )

Plaintiff, )

v. )

Brent Copeland Electrical Services and )  
Consultants, LLC; Jesus House Chicago in )  
Ministry of the Redeemed Christian Church )  
of God Inc.; Fifth Third Bank; Gregory )  
Enterprises Limited; Unknown Owners and )  
Non-Record Claimants, )

Defendants. )

Case No. 2024CH00448



Doc# 2407109023 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/11/2024 2:17 PM

PAGE: 1 OF 5

### AGREED ROUTINE ORDER SUBSTITUTING A BOND FOR 5224 N. KEDZIE AVE, CHICAGO, IL, SUBJECT TO A LIEN CLAIM

This matter coming to be heard on Jesus House Chicago in Ministry of the Redeemed Christian Church of God, Inc. ("Jesus House"), Motion to Substitute Bond for 5224 N. Kedzie Ave., Chicago, IL Pursuant to 770 ILCS 60/38.1, due notice having been given and the Court being fully advised in the premises, the Court hereby makes the following findings and orders as follows:

1. Bond no. 100840908 attached hereto as Ex. A with Jesus House as principal and American Contractors Indemnity Company as surety in favor of lien claimant LAB Development LLC d/b/a Connexion, in the amount of \$104,137.01 (the "Bond") is an eligible surety bond pursuant to 770 ILCS 60/38.1(a)(2).

2. The mechanics lien claim dated December 25, 2023 and recorded on January 2, 2024 as document 24002115014 in Cook County, Illinois, filed by lien claimant LAB Development LLC d/b/a Connexion ("Connexion") against Jesus House ("Owner"), in the amount of \$59,506.860 plus interest and costs allowed by law (the "Lien"), is now secured by this Bond and is no longer a lien on the land legally described as follows:

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.

Permanent Index Numbers: 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

Common Address: 5224 North Kedzie Avenue, Chicago, Illinois 60611

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The Bond is hereby substituted for the 5224 N. Kedzie Ave., Chicago, IL property securing the Lien under the Illinois Mechanics Lien Act, 770 ILCS 60/0.01 *et seq.* The 5224 N. Kedzie Ave. Chicago, IL property is no longer subject to the Lien, and the Lien previously placed on the 5224 N. Kedzie Ave., Chicago, IL property is released.

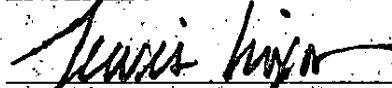
3. The surety company on the Bond, American Contractors Indemnity Company ("The Surety"), is *ipso facto* made a party to the proceeding *LAB Development LLC d/b/a Connexion v. Brent Copeland Electrical Services et al.*, Circuit Court of Cook County no. 2024 CH 00448 (the "Lawsuit"), and the following parties are hereby dismissed from any claims in the Lawsuit involving the 5224 N. Kedzie Ave., Chicago, IL property: Fifth-Third Bank; Unknown Owners; and Non-Record Claimants.

4. In the Lawsuit, an equitable action on the Bond by Connexion against Jesus House, and The Surety is substituted for any causes of action that Connexion has asserted or could assert under Sections 1, 7, 9, 17, 21, 24, 27, or 28 of the Illinois Mechanics Lien Act, and Connexion's right to recover on the Bond is substituted for any causes of action that Connexion has asserted or could assert under Sections 1, 7, 9, 17, 21, 24, 27, or 28 of the Illinois Mechanics Lien Act.

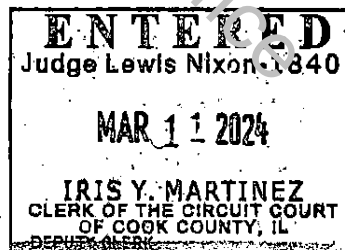
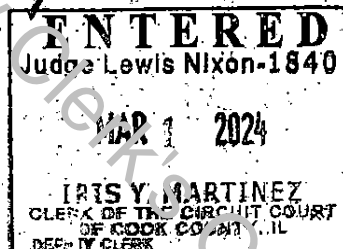
5. A certified copy of this order and the Bond attached hereto may be recorded with the Recorder of Deeds of Cook County, Illinois.

*Prepared by:*  
Edward F. Dunne  
Karbali Cohen Economou Silk & Dunne LLC  
200 S. Wacker Drive, Suite 2550  
Chicago, IL 60606  
(312) 431-3700  
Firm ID 38100  
*Counsel for Jesus House Chicago*

ENTERED:



JUDGE



# UNOFFICIAL COPY

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

I hereby certify that the document to which this certification is affixed is a true copy.

**IRIS Y. MARTINEZ** MAR 11 2024

Date

IRIS Y. MARTINEZ  
Clerk of the Circuit Court  
of Cook County, IL



# UNOFFICIAL COPY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: American Contractors Indemnity Company

Street Address: 801 S. Figueroa St, 7th Floor

City & State: Los Angeles, CA 90017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Bond No: 100840908

Premium: \$ 1,541.00

## RELEASE OF LIEN BOND

### KNOW ALL MEN BY THESE PRESENTS:

That we, Jesus House Chicago in Minister of the Redeemed Christian Church of God Inc. as Principal, and American Contractors Indemnity Company, a corporation domiciled in the state of California and doing business under and by virtue of the laws of the State of Illinois and duly licensed to conduct a general surety business, in said state, as Surety, are held and firmly bound unto

Cook County

as Obligeo, in the sum of

One Hundred Four Thousand One hundred Thirty-Seven and 0.1/100 (\$ 104,137.01 ) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

### THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Obligeo is the claimant under that certain mechanic's lien in the amount of Fifty-Nine Thousand Five Hundred Six and 86/100

(\$ 59,506.86 ) Dollars, recorded on 12/22/2023 in the office of the County Recorder of Cook Illinois, Instrument Number          with respect to property of the Owner; Jesus House Chicago in Minister of the Redeemed Christian Church of God Inc. with a mailing address at 5224 N Kedzie Avenue Chicago IL 60625

located at 5224 N Kedzie Avenue Chicago IL 60625

WHEREAS, said Principal disputes the correctness or validity of such claim of lien and desires to execute and record a bond pursuant to Illinois Code Section 60.38.1 of Chapter 770 of the Illinois Compiled Statutes to enable the real property above described to be freed from the effect of said claim of lien and any action brought to foreclose said lien.

AND WHEREAS, Principal and Surety submit to the jurisdiction of the Circuit Court of Cook County County, Illinois and a final non-appealable judgment or decree entered in a proceeding in said jurisdiction in favor of the Obligeo based on the lien claim that is the subject of this bond shall constitute a judgment against the Principal and Surety for the amount found due to the Obligeo, including interest and attorney's fees, limited as to the Principal and Surety to the full amount of the bond.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall pay any sum which said claimant may recover on said claim, together with his costs of suit in the action, if he recovers therein or if claimant fails to commence an action with the statutorily permitted time, then this obligation shall be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Columbia, Missouri this 6th day of March 2024

Jesus House Chicago in Minister of the Redeemed Christian Church of God Inc.

American Contractors Indemnity Company

Principal

Surety

BY:

ADEBAYO ASEWIRE

BY:

Joshua Kayser  
Attorney-in-Fact

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**TOKIOMARINE  
HCC**

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That American Contractors Indemnity Company of the State of California, a California corporation, does hereby appoint,

**JOSHUA KAYSER**

its true and lawful Attorney-in-Fact, with full authority to execute on its behalf bond number 100840908 issued in the course of its business and to bind the Company thereby, in an amount not to exceed One hundred four thousand, one hundred thirty-seven and 01/100 ( \$104,137.01 ).

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the Board of Directors of AMERICAN CONTRACTORS INDEMNITY COMPANY at a meeting duly called and held on the 1<sup>st</sup> day of September, 2011.

"Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached."

The Attorney-in-Fact named above may be an agent or a broker of the Company. The granting of this Power of Attorney is specific to this bond and does not indicate whether the Attorney-in-Fact is or is not an appointed agent of the Company.

IN WITNESS WHEREOF, American Contractors Indemnity Company has caused its seal to be affixed hereto and executed by its President on this 18<sup>th</sup> day of April, 2022.



AMERICAN CONTRACTORS INDEMNITY COMPANY

By

Adam S. Pessin  
Adam S. Pessin, President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On this 18<sup>th</sup> day of April, 2022, before me, Sonia O. Carrejo, a notary public, personally appeared Adam S. Pessin, President of American Contractors Indemnity Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

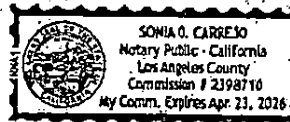
I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature

Sonia O. Carrejo

(seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, do hereby certify that the Power of Attorney and the resolution adopted by the Board of Directors of said Company as set forth above, are true and correct transcripts thereof and that neither the said Power of Attorney nor the resolution have been revoked and they are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 6th day of March 2024

Bond No. 100840908  
Agency No. 13266



Kio Lo  
Kio Lo, Assistant Secretary