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STATE OF ILLINOIS)
)
COUNTY OF COOK)

Doc# 2408607039 Fee \$45.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/26/2024 4:12 PM
PAGE: 1 OF 3

SUBCONTRACTOR'S MECHANIC'S LIEN

Air Stream Mechanical Inc.

Claimant,

vs.

The Neighborhood Hotel,
Beautiful Day LLC, Neighborhood
Little Italy, LLC, H. Madrigal
Construction Inc. and Inland Bank
and Trust,

Defendants.

Air Stream Mechanical Inc., of 220 East Illinois, Apartment 1512, Chicago, Illinois 60611, ("Claimant"), hereby files a claim for lien against the following defined Owner and Contractor: The Neighborhood Hotel of 1431 W. Taylor, Chicago, Illinois 60607, Beautiful Day LLC of 350 W. Hubbard Street, Suite 250, Chicago, Illinois 60654, Neighborhood Little Italy, LLC of 1429-1431 W. Taylor, Chicago, Illinois 60607 (individually and collectively, "Owner"); H. Madrigal Construction Inc. of 474 N. Uvedale Road, Riverside, Illinois 60546 ("Contractor") and Inland Bank and Trust ("Lender") and states:

1. On, about and before December 9, 2022, the Owner owned the following described land in Cook County, Illinois ("the Premises") to wit:

Street Address: **1431 W. Taylor, Chicago, Illinois 60607**

Legal Description: **See Exhibit A**

Permanent Index Nos.: **17-17-325-036-0000 and 17-17-325-012-0000**

2. On December 9, 2022 the Contractor was the Owner's contractor for the improvement of the Premises.

3. On or about December 9, 2022, Contractor made an initial written subcontract with the Claimant to furnish and install the HVAC for a 36 Room Hotel, 8 VRF Systems on roof, 1 MUA Air System, 36 Dryer Exhaust Systems and 39 Bathroom Exhaust Systems for the agreed sum total of and to the value of \$784,500.00.

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4. Thereafter, Contractor engaged Claimant for additional changes to the original order at the Premises, the sum total and value of all rentals which is \$860,713.00.

5. On January 25, 2024, the Claimant completed all work required to be done by the contract.

6. That the balance due and owing to the Claimant is the sum of Two Hundred Ninety-Eight Thousand Seven Hundred Thirteen and ⁰⁰/₁₀₀ U.S. Dollars (\$298,713.00) for which amount the Claimant hereby claims a Mechanics Lien on the premises, land, and improvements.

7. To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part but not all, of the amount claimed due hereunder *shall not* operate to invalidate this notice.

AIR STREAM MECHANICAL INC.

Prepared by and
After recording return to:

Adam Powers
BROTSCUL POTTS LLC
1 Tower Lane, Suite 2060
Oakbrook Terrace, Illinois 60181
T: (312) 551-9003
Attorney No. 43421
apowers@brotschulpotts.com
litigation@brotschulpotts.com




Michael Mack

VERIFICATION

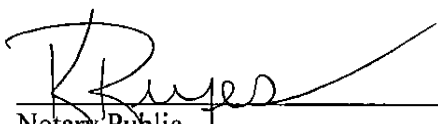
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)
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The affiant, Michael Mack, being first duly sworn, on oath deposes and says that he is a duly authorized agent of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true and accurate to the best of his knowledge as of the date subscribed here.



Michael Mack

Subscribed and sworn to
Before me this 21st day of March 2024



Notary Public



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EXHIBIT A

LOTS 9, 10 AND 11 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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