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2420709058

**CONTRACTOR'S CLAIM AND 90 DAY'S NOTICE
FOR MECHANICS LIEN**

Doc# 2420709058 Fee \$45.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/25/2024 2:59 PM

PAGE: 1 OF 3

STATE OF ILLINOIS
COUNTY OF COOK

CORONET CONSTRUCTION, INC.
Claimant

---VS---

**FAZIO HOLDINGS, LLC DBA
CHAPPLE DESIGN-BUILD &
4444 CHICAGO PIONEERS, LLC &
OLD NATIONAL BANK &
CHICAGO BEVERAGE SYSTEMS, LLC &
BORDER STATES INDUSTRIES, INC &
Unknown Owners**
Defendants

The Claimant Coronet Construction, Inc. of 205 W. Gerri Lane, Addison, IL 60101, County of DuPage, State of Illinois hereby files a Claim for Lien against Fazio Holdings, LLC DBA Chapple Design-Build (general contractor, & 4444 Chicago Pioneers, LLC (owner) & Old National Bank (lender) & Chicago Beverage Systems, LLC (tenant) & Border States Industries, Inc. (tenant) & Unknown Owners of property located at common address of 4444 W. Ferdinand Ave., Chicago, IL 60624, of Cook County, of the State of Illinois and states.

That on the 8th day of February 2024 4444 Chicago Pioneers, LLC, was the owner of the following described land to wit:

LOT 12 (EXCEPT THE EAST 3 FEET THEREOF) IN NORTHWESTERN CENTER INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-10-118-003-0000, VOLUME 551

PROPERTY ADDRESS: 4444 W. FERDINAND AVE., CHICAGO, IL 60624

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Claimant entered into an agreement (Contract) on or about February 9th, 2024 with Fazio Holdings, LLC DBA Chapple Design-Build. Alternatively, Claimant entered into an agreement with Owner and/or Owner's agent Fazio Holdings, LLC DBA Chapple Design-Build, and the work was performed with the knowledge and consent of Owner; alternatively, Owner authorized Fazio Holdings, LLC DBA Chapple Design-Build to enter into the Contract with the knowledge of the Contract's contents; or, alternatively, Owner knowingly permitted Fazio Holdings, LLC DBA Chapple Design-Build to enter into the Contract in order to provide excavation and concrete work (to include but not limited to topsoil strip and export, excavation for concrete pad, gravel under slab, concrete pavement), labor and material, for a sum of \$96,600.00 (Ninety-Six Thousand Six Hundred Dollars and 00/100 Cents). 8th day of May 2024 was the last performance day of Claimant.

That, during the project and at various times at the special instance and request of said Contractor and/or Owner, the Claimant furnished extra and additional labor and materials on said premises for additional services (to include but not limited to excavation/additional hauling for contaminated soil, treatment method at the landfill and Waste Management fee) for a total amount of \$22,200.00 (Twenty-Two Thousand Two Hundred Dollars and 00/100 Cents).

That said Contractor entitled to credits and offsets on account being \$0.00 (Zero Dollars and 00/100 Cents) leaving due, unpaid, and owing to the Claimant after allowing all credits, the sum of \$118,800.00 (One Hundred Eighteen Thousand Eight Hundred Dollars and 00/100 Cents) for which, with interest, the Claimant claim a lien on said land and improvements, against said Contractor and owners.

The Affiant Grzegorz Urbanek being first duly sworn on oath deposes and says, that he is President of Coronet Construction, Inc. 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.

DATED at Chicago, Illinois, this 25th day of July, 2024.

SIGNED


 Grzegorz Urbanek, President of
 Coronet Construction, Inc

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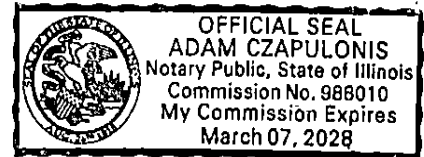
STATE OF ILLINOIS
COUNTY OF COOK

I, Adam P. Czapulonis, a Notary Public in and for Cook County, in the State of Illinois, do hereby certify that, Grzegorz Urbanek, President of Coronet Construction, Inc. personally known to me be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

Subscribed and sworn to before me this 25th day of July A.D. 2024.



Notary Public



This instrument prepared by and mail to:
Adam P. Czapulonis, Esq.
5864 N. Milwaukee Ave.
Chicago, IL 60646