

UNOFFICIAL COPY

0020742426

8/13/0029 39 004 Page 1 of 14
2002-07-08 10:22:30
Cook County Recorder 25.50

This instrument prepared by,
and after recording return to:



Samuel G. Harrod IV
MELTZER, PURTILL & STELLE
1515 East Woodfield Rd.
Suite 250
Schaumburg, Illinois 60173
(847)330-2400



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE

ABOVE SPACE FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)

) ss: 3239 Arnold Lane, Northbrook, IL 60062

COUNTY OF COOK)

The lien claimant, Klaucens & Associates, Inc. (hereinafter referred to as "Claimant"), hereby files its Subcontractor's Notice and Claim for Mechanic's Lien on the Real Estate (as herein described) and against the following entity in the Real Estate:

Anderson Mikos Architects, Ltd.
1420 Kensington Road, # 306
Oak Brook, Illinois 60523
Attn: David A. Mikos
("Contractor")

Louis E. Weiss Memorial Hospital
4646 N. Marine Drive
Chicago, Illinois 60640
Attn: Gary Amberson
("Owner")

and any person claiming an interest in the Real Estate (as described).

Claimant states as follows:

1. On or about January 21, 2001, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Lake County, Illinois, commonly known as 4646 Marine Drive, Chicago, Illinois and legally described as follows:

14 pgs

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33

WYATT, JOHN
MAY 19 1964
MAY 19 1964
MAY 19 1964

Property of Cook County Clerk's Office

PARCEL 1:

THAT PART OF LOT 1 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 1531 FEET OF LOT 1 (EXCEPT SO MUCH THEREOF AS WAS CONVEYED TO DEVOTION C. EDDY BY DEED DATED FEBRUARY 10, 1855 AND RECORDED FEBRUARY 13, 1855 IN BOOK 80 AT PAGE 538) WITH ACCRETIONS THERETO, IN SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF NORTH CLARENDON AVENUE, LYING SOUTH OF THE SOUTH LINE OF WEST LELAND AVENUE AS OPENED BY CITY ORDINANCE PASSED OCTOBER 17, 1923, AND LYING WEST OF THE WESTERLY BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY AGREEMENT BETWEEN THE LINCOLN PARK COMMISSIONERS AND THE OWNERS OF LOT 1 IN SUPERIOR COURT PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 2 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 1531 FEET OF LOT 1 (EXCEPT SO MUCH THEREOF AS WAS CONVEYED TO DEVOTION C. EDDY BY DEED DATED FEBRUARY 10, 1855 AND RECORDED FEBRUARY 13, 1855 IN BOOK 80 AT PAGE 538) WITH ACCRETIONS THERETO, IN SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF NORTH CLAREDON AVENUE, LYING NORTH OF THE NORTH LINE OF LOT 25 IN EDDY'S SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 80 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 (EXCEPT THE NORTH 8.0 FEET THEREOF), TOGETHER WITH THAT PART OF SECTION 16 LYING EAST AND ADJOINING SAID 10 RODS, ALL IN TOWNSHIP 40 NORTH, RANGE 14 AFORESAID, AND LYING WEST OF THE WESTERLY BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY AGREEMENT BETWEEN THE LINCOLN PARK COMMISSIONERS AND THE OWNER OF LOT 2 IN SUPERIOR COURT PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 25 TOGETHER WITH ACCRETIONS THERETO, LYING WEST OF THE WESTERLY BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY AGREEMENT BETWEEN THE LINCOLN PARK COMMISSIONERS AND THE OWNER OF SAID LOT 25 AFORESAID, IN EDDY'S SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 80 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 (EXCEPT THE NORTH 8.0 FEET THEREOF) TOGETHER WITH THAT PART OF SECTION 16 LYING EAST OF AND ADJOINING SAID 10 RODS, ALL IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 16 FEET OF SAID LOT 5 FOR ALLEY) IN JOHN N. YOUNG'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH 25 ACRES

OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 16 FEET OF SAID LOT 5 FOR ALLEY) IN H.A. GOODRICH'S SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 16 FEET OF SAID LOT 5 FOR ALLEY) IN JOHN N. YOUNG'S SUBDIVISION AFORESAID AND LYING NORTH OF LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 16 FEET OF SAID LOT 5 FOR ALLEY) IN H.A. GOODRICH'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

The Permanent Index Numbers are 14-16-102-001; 14-16-102-004; 14-16-102-005; 14-16-102-008; 14-17-213-025; 14-17-213-026

2. On or about January 21, 2001, Contractor was Owner's contractor for the improvement of the Real Estate.

3. Claimant made an oral subcontract with Contractor on or about January 21, 2001, under which Claimant agreed to provide all necessary labor, material and work to furnish mechanical, electrical, plumbing and fire protection engineering services on the Real Estate on both a time and material basis for some work and for a flat fee for other work. A copy of documents reflecting the work to be done under the oral contracts is attached hereto as Group Exhibit A.

4. Claimant completed its work under the Contract on April 10, 2002.

5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$116,501.14 which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from Owner against Contractor and Owner in the amount of \$116,501.14 plus interest.

Dated: May 17, 2002

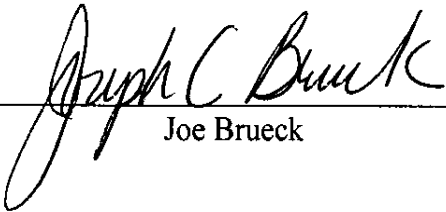
KLAUCENS & ASSOCIATES, INC.

By: Joseph B. Bunk
Its: President

VERIFICATION

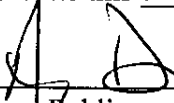
STATE OF ILLINOIS)
) ss: 3239 Arnold Lane, Northbrook, IL 60062
COUNTY OF COOK)

Joe Brueck, being first duly sworn on oath, deposes and states that he is the President of Claimant, Klaucens & Associates, Inc.; that he is authorized to sign this Verification to the foregoing Subcontractor's Notice and Claim for Mechanics Lien; that he has read the Subcontractor's Notice and Claim for Mechanics Lien; that he has knowledge of the contents thereof; and that the same is true.



Joe Brueck

SUBSCRIBED AND SWORN to
before me this 17th day of May, 2002



Notary Public



- PIN 14-16-102-001
- 14-16-102-004
- 14-16-102-005
- 14-16-102-008
- 14-17-213-025
- 14-17-213-026

PROJECT WORK ORDER

ARCHITECT Anderson Mikos Architects, Ltd. **ATTN:** Mr. David Mikos
1420 Kensington **President**
Oak Brook, IL 60523

PROJECT NAME Louis A. Weiss Memorial Hospital **Date:** January 19, 2001
ADDRESS Cafeteria
Chicago, Illinois **K&A No. to be determined**
11958

1. **SCOPE OF PROJECT:** Mechanical, electrical, plumbing and fire protection engineering services for the above referenced project.

2. **SCOPE OF SERVICES INCLUDED**

Mechanical Engineering Fire Protection Engineering
 Electrical Engineering Plumbing Engineering

3. **QUALIFICATIONS:**

▪ None

4. **COMPENSATION FOR BASIC SERVICES** \$39,500.00

Hourly not to exceed Reimbursables (additional to base)

5. **PHASE OF SERVICE INCLUDED**

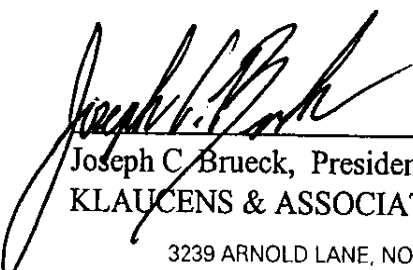
Pre-Design (completed) - \$7,700.00
 Construction Documents- \$26,500.00
 Construction Administration - \$5,300.00

6. We will require a signed copy of this proposal to proceed.

7. Payment for services is expected within 45 calendar days from date of invoice.

Submitted by,

Approved by,


Joseph C. Brueck, President
KLAUCENS & ASSOCIATES, INC.

David Mikos, AIA, President
ANDERSON MIKOS ARCHITECTS, LTD.

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PROJECT WORK ORDER

ARCHITECT **Anderson Mikos Architects, Ltd.** **ATTN: Mr. David Mikos**
1420 Kensington **President**
Oak Brook, IL 60523

PROJECT NAME **Louis A. Weiss Memorial Hospital** **Date: March 15, 2001**
ADDRESS **New Incoming Electrical Service**
Chicago, Illinois **K&A No. 11955**

1. **SCOPE OF PROJECT:** Provide electrical engineering services for new incoming electrical service for Weiss Memorial Hospital.

2. **SCOPE OF SERVICES INCLUDED**

 Electrical Engineering

3. **QUALIFICATIONS:**

▪ None

4. **COMPENSATION FOR BASIC SERVICES** **\$17,940.00**

 Percent of Construction

 Reimbursables
(additional to base)

Estimated Construction Cost

Electrical	\$200,000.00
Fee Percentage - 8.97%	\$ 17,940.00

5. **PHASE OF SERVICE INCLUDED**

 Construction Documents

 Construction Administration

6. Per direction from Weiss Hospital, Klaucens & Associates, Inc. is proceeding with this project. Please return a signed copy of this work order or our files.

7. Payment for services is expected within 45 calendar days from date of invoice.

Submitted by,

Approved by,

 Joseph C. Brueck, President
 KLAUCENS & ASSOCIATES, INC.

 David Mikos, AIA, President
 ANDERSON MIKOS ARCHITECTS, LTD.

**Klaucens &
Associates, Inc.**

3239 Arnold Lane, Northbrook, IL 60062

Tel: 847-498-5950 Fax: 847-498-6880

Memo

To: David Mikos, AIA - President, Anderson Mikos Architects, Ltd.
From: Joseph Brueck
CC: Dorthea Martin
Date: June 27, 2001
Re: Weiss Memorial Hospital - Toilets Rooms Ground Floor - K&A No. 11982

Per your direction Klaucens & Associates, Inc. will provide engineering services for the above referenced project at Weiss Memorial Hospital.

We will provide these services based on hourly rates on file with your office.

If you have any questions please call.

Please sign below to approve this project.

Joe

Approved by,

David Mikos, AIA, President
Anderson Mikos Architects, Ltd.

Klaucens & Associates, Inc.
Consulting Engineers
3239 Arnold Lane
Northbrook, Illinois 60062

July 9, 2001
Project No: 11911.00
Invoice No: 0012860

Anderson Mikos Architects, Ltd.
1420 Kensington Avenue
Oakbrook IL 60523

Weiss Memorial Hospital
ER Addition

Professional Services: June 1, 2001 through June 30, 2001

Fee

Total Fee 152,537.00

Phase	Percent of Fee	Fee	Percent Complete	Earned
Design Development	22.00	33,558.14	100.00	33,558.14
Construction Documents	53.00	80,844.61	100.00	80,844.61
Bidding	4.00	6,101.48	100.00	6,101.48
Construction Admin.	21.00	32,032.77	70.00	22,422.94
Total Earned				142,927.17
Previous Fee Billing				141,325.53
Current Fee Billing				1,601.64
Total Fee				1,601.64
Total this invoice				\$1,601.64

please report any discrepancies within 15 days of receipt

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KLAUCENS & ASSOCIATES, INC.

CONSULTING ENGINEERS
AN EMPLOYEE OWNED CORPORATION

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September 19, 2001

Anderson Mikos Architects, Ltd.
1420 Kensington Road
Oakbrook, Illinois 60523

Attention: Mr. Dave Mikos, AIA
President

Reference: Weiss Memorial Hospital - Liquid Heat Piping System
Additional Services Request #1
K&A #11964

Dear Mr. Mikos,

Klaucens & Associates, Inc. has been requested by Weiss Memorial Hospital to revise the layout of all piping for the above referenced project from the bridge to the boiler room.

K&A will perform these services for \$12,900.00, and will include all necessary field survey and re-engineering.

Please indicate your concurrence by signing and returning a copy of this letter for our files.

Sincerely,

Accepted


KLAUCENS & ASSOCIATES, INC.
Joseph C. Brueck
President

ANDERSON MIKOS ARCHITECTS, LTD.
David Mikos, AIA
President

JCB/eu

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Klaucens & Associates, Inc.
Consulting Engineers
3239 Arnold Lane
Northbrook, Illinois 60062

September 19, 2001
Project No: 11911.00
Invoice No: 0013026

Anderson Mikos Architects, Ltd.
1420 Kensington Avenue
Oakbrook IL 60523

Weiss Memorial Hospital
ER Addition

Professional Services: August 1, 2001 through August 31, 2001

Professional Personnel

	Hours	Rate	Amount
Brill, Mort	19.00	90.00	1,710.00
Castroverde, Elpidio	15.00	100.00	1,500.00
Cervantes, Richardo	12.00	50.00	600.00
Rosales, David	18.00	50.00	900.00
Szydlowski, Stan	2.00	120.00	240.00
Wall, Gary	3.00	120.00	360.00
Totals	69.00		5,310.00
Total Labor			5,310.00

Reimbursable Expenses

Reproductions			
8/31/01 Reproductions	Orig: 0 Copies: 0		316.20
Misc Reimbursable Expens			
8/31/01 Messenger Service	AAA Village Messenger		12.00
Total Reimbursables	1.0 times		328.20
Total this invoice			\$5,638.20

PROJECT WORK ORDER

ARCHITECT Anderson Mikos Architects
1420 Kensington Avenue
Oak Brook, Illinois 60523

Date : October 15, 2001

Attn: Mr. David Mikos, AIA
President

PROJECT NAME Weiss Memorial Hospital
4th Fl. Center Post Partum

AMA No. 01317.00
K&A No. 11977.00

1. **SCOPE OF PROJECT:** Mechanical, electrical, plumbing and fire protection engineering services for the above referenced project.
2. **SCOPE OF SERVICES INCLUDED**

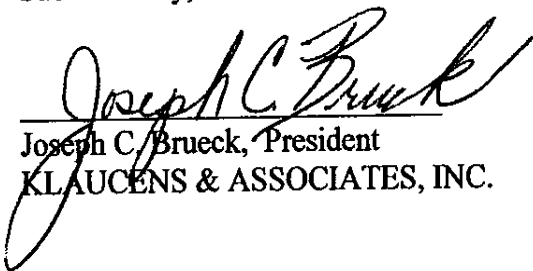
<input checked="" type="checkbox"/> Mechanical Engineering	<input checked="" type="checkbox"/> Fire Protection Engineering
<input checked="" type="checkbox"/> Electrical Engineering	<input checked="" type="checkbox"/> Plumbing Engineering
3. **QUALIFICATIONS**
 - K&A has been working on this project on an hourly basis per letter of 6/6/01 (copy attached). As of 10/15/01 this project was placed on hold.
4. **COMPENSATION FOR BASIC SERVICES – \$27,000.00**

<input checked="" type="checkbox"/> Hourly with not to exceed	<input checked="" type="checkbox"/> Reimbursable (additional to Base)
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5. **PHASE OF SERVICE INCLUDED**

Construction Documents
6. We will require a signed copy of this proposal to proceed.
7. Payment for services is expected within 45 calendar days from date of invoice.



Submitted by,


Joseph C. Brueck, President
KLAUCENS & ASSOCIATES, INC.

Approved by,

David Mikos, AIA, President
ANDERSON MIKOS ARCHITECTS, LTD

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PROJECT WORK ORDER

ARCHITECT Anderson Mikos Architects, Ltd. **ATTN:** Mr. David Mikos
1420 Kensington President
Oak Brook, IL 60523

PROJECT NAME Louis A. Weiss Memorial Hospital **Date:** November 12, 2001
ADDRESS Existing Ductwork Plan of Correction
Chicago, Illinois **K&A No.** 11996

1. **SCOPE OF PROJECT:** Mechanical engineering services for the above referenced project.
2. **SCOPE OF SERVICES INCLUDED**
[X] Mechanical Engineering
3. **QUALIFICATIONS:**
 - None
4. **COMPENSATION FOR BASIC SERVICES \$3,800.00**
[X] Hourly with Not-to-Exceed [X] Reimbursables (additional to base)
5. **PHASE OF SERVICE INCLUDED**
[X] Construction Documents - \$3,800.00
6. We will require a signed copy of this proposal to proceed.
7. Payment for services is expected within 45 calendar days from date of invoice.



Submitted by,

Approved by,

Joseph C. Brueck, President
KLAUCENS & ASSOCIATES, INC.

David Mikos, AIA, President
ANDERSON MIKOS ARCHITECTS, LTD.

Klaucens & Associates, Inc.
Consulting Engineers
3239 Arnold Lane
Northbrook, Illinois 60062

November 13, 2001
Project No: 11911.00
Invoice No: 0014058

Anderson Mikos Architects, Ltd.
1420 Kensington Avenue
Oakbrook IL 60523

Weiss Memorial Hospital
ER Addition

Professional Services: October 1, 2001 through October 31, 2001

Fee

Total Fee 152,537.00

Phase	Percent of Fee	Fee	Percent Complete	Earned
Design Development	22.00	33,558.14	100.00	33,558.14
Construction Documents	53.00	80,844.61	100.00	80,844.61
Bidding	4.00	6,101.48	100.00	6,101.48
Construction Admin.	21.00	32,032.77	90.00	28,829.49
Total Earned				149,333.72
Previous Fee Billing				144,528.81
Current Fee Billing				4,804.91
Total Fee				4,804.91

Total this invoice \$4,804.91

please report any discrepancies within 15 days of receipt