

# UNOFFICIAL COPY



State of Illinois )  
 ) ss  
County of Cook )

Doc#: 0517527000  
Eugene "Gene" Moore Fee: \$18.50  
Cook County Recorder of Deeds  
Date: 06/24/2005 09:17 AM Pg: 1 of 4

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN PURSUANT TO 770 ILCS 60/25

The Claimant, COOK-LAVELLE ELECTRIC, INC., ("Claimant") whose principal office is 10350 Dearlove Road, Suite B, Glenview, Illinois 60025 (County of Cook), hereby files its Subcontractor's Notice and Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and against the interest of the following entities in the Real Estate ("Owner(s)"):

- 1) Contractors: Shalman Construction Hospitality Division, LLC  
2595 N.W. Boca Raton Blvd,  
Suite 100  
Boca Raton, FL 33431

The Falor Companies  
c/o The Blake Hotel at Printers Row  
500 S. Dearborn  
Chicago, IL 60605

- 2) Owner(s): Parkway Bank and Trust Company, as Trustee  
under trust agreement dated June 24, 2003 and  
known as Trust #13572  
4800 N. Harlem Ave.  
Harwood Heights, IL 60706  
County of Cook, State of Illinois

and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owner.

Claimant states as follows:

- 1) On or about December 20, 2004 and subsequently, Owner owned fee simple title to the Real Estate, including all land and improvements thereon, in Cook County, Illinois, commonly known as 500 S. Dearborn Street, Chicago, Illinois, and legally described as follows:

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1. THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THE NORTH HALF OF LOT 27 (EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 124 IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH HALF OF LOT 27 AND ALL OF LOT 28 AND THE NORTH 10 FEET OF LOT 29 (EXCEPT THAT PART TAKEN FOR STREET) IN SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 6 (EXCEPT THAT PART TAKEN FOR STREET) IN KNIGHT'S SUBDIVISION OF LOTS 30, 31 AND 32 IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE SOUTH 30 FEET OF LOT 29 IN OGDEN'S SUBDIVISION OF BLOCK 124 AFORESAID (EXCEPT PARTS FROM BOTH TRACTS TAKEN FOR OPENING DEARBORN STREET), IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

LOTS 25 AND 26 (EXCEPT THE EAST 35 FEET THEREOF, MORE OR LESS, TAKEN FOR OPENING DEARBORN STREET AND EXCEPT THE NORTH 21 FEET OF LOT 25 TAKEN FOR CONGRESS STREET) IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO. (S) : 17-16-245-010- AFFECTS PARCEL 1  
 17-16-245-011- AFFECTS PARCEL 2  
 17-16-245-012- AFFECTS PARCEL 3 AND 4  
 17-16-245-009- AFFECTS PART OF PARCEL 5  
 17-16-245-017- AFFECTS REMAINDER OF PARCEL 5

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2) That Shakman Construction Hospitality Division, LLC ("Contractor"), 2595 N.W. Boca Raton Blvd., Suite 100, Boca Raton, FL 33431 was the Owner's contractor for the improvements thereon. The Falor Companies also acted as an Owner's representative along with the Contractor.

3 a) That on December 20, 2004, said contractor made a subcontract with the claimant to:

Provide all labor, material and equipment for all Electrical work as per blueprints for 166 rooms; change all switches and receptacles; replace all fixtures in corridors; install new owners supplies for the specified sum of 182,135.00

That the special instance and request of said contractor the Claimant furnished extra and additional materials and extra and additional labor on said premises of the value of \$30,295.97 and completed same on March 25, 2005.

b) That on January 31, 2005, said contractor made a subsequent subcontract with the Claimant to:

remove old coax cables and install new ethernet cabling system for the specified sum of 87,600.00 and that the Claimant substantially completed all work thereunder on March 25, 2005.

4 a) That said contractor has not made any payments to the Claimant but is entitled to credits on account thereof as follows: 37,816.94 (for percentage incomplete), leaving due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$ 174,614.03.

b) That said contractor has not made any payments to the Claimant but is entitled to credits on account thereof as follows: 3,467.23 (for percentage incomplete), leaving due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$ 84,132.77.

That the total of the two contracts, including all extras and change orders which is due and owing to the Claimant is **Two Hundred fifty-Eight Thousand Seven Hundred Forty-Six and 80/100 Dollars (\$ 258,746.80) U.S.**

5) Claimant last performed work under these contracts on March 25, 2005.

Dated: June 21, 2005

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Cook-Lavelle Electric, Inc.

By: *Dennis Cook*  
Dennis Cook, President

This document has been prepared by  
and after recording should be returned to:

Robert L. Howard  
Attorney at Law  
116 Geneva Ave.  
Elmhurst, IL 60120

P.I.N.:17-16-245-009, -010, -011, -012 & -017

Verification

State of Illinois )  
                          ) ss  
County of Cook )

Dennis Cook, being first duly sworn on oath, states that he is the Owner of Claimant, Cook-Lavelle Electric, Inc., that he is authorized to sign this verification to the foregoing Subcontractor's Notice and Claim for Mechanic's Lien, and that the statements contained therein are true.

*Dennis Cook*  
Dennis Cook

Subscribed and sworn to before me this  
22<sup>nd</sup> day of June, 2005.

*Barbara J. Born*  
Notary Public

