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SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN



Doc#: 0630434059 Fee: \$18.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/31/2006 01:06 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The Claimant, Environment Systems Design, Inc. ("Claimant"), with an address at 175 West Jackson Boulevard, Suite 1400, Chicago, Illinois 60604-2827, hereby files its Subcontractor's Claim for Mechanics Lien and claims a mechanic's lien on the Real Estate (as hereinafter described) on all funds held in connection with the improvements constructed on the Real Estate and against the interest of Hibbard Road, LLC, an Illinois limited liability company ("Owner", and North Avenue Gateway Project, LLC, an Illinois limited liability company ("North Avenue Gateway"), a joint venture between North & Kennedy LLC and Penny Beitler Gateway, LLC, in the Real Estate and any other person or entity claiming an interest in the Real Estate (as hereinafter described).

Claimant states as follows:

1. Since September 1, 2004, and subsequently, Owner has held fee simple title to the real estate (including all land and improvements thereon) ("Real Estate") in Cook County, Illinois, commonly known as 1631 N. Bosworth Avenue, Chicago, Illinois/1520-1524 W. North Avenue, Chicago, Illinois and legally described as follows:

PARCEL 4:

THAT PART OF LOTS 55 THROUGH 66, BOTH INCLUSIVE, WHICH LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 55, SAID POINT BEING 294.96 FEET NORTH OF THE SOUTHWEST 1 CORNER OF LOT 66, TO A POINT ON THE SOUTH LINE OF LOT 66, 119.73 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 66, IN BLOCK 2 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-32-313-047-0000
CKA: 1631 N. BOSWORTH AVENUE, CHICAGO, IL 60622

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PARCEL 5:

LOTS 67 THROUGH 70 AND THE WEST 20.00 FEET OF LOT 71 IN BLOCK 2 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

ALL THAT PART OF THE ORIGINAL EAST AND WEST 20 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 66 AND SOUTH LINE PRODUCED EAST TO THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 71 EXTENDED NORTH, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 67 THROUGH 71, BOTH INCLUSIVE, AND LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 71 EXTENDED NORTH, IN BLOCK 2 OF CHICAGO DISTILLERY COMPANY'S SUBDIVISIONS, AFOREMENTIONED, IN COOK COUNTY, ILLINOIS.

PIN: 14-32-313-035-0000

14-32-313-036-0000

14-32-313-037-0000

14-32-313-049-0000

CKA: 1520-1524 W. NORTH AVENUE, CHICAGO, IL 60622

2. Daniel P. Coffey & Associates, Ltd. ("Coffey") with an address at 233 South Wacker Drive, Suite 5700, Chicago, Illinois 60606 entered into a contract on or about September 1, 2004 with North Avenue Gateway (the "Agreement") under which Coffey agreed to provide architectural services, including, but not limited to, schematic design development, development of construction documents and construction contract administration, for the construction of an automobile dealership facility containing grade level retail and below grade parking on the Real Estate as requested by North Avenue Gateway in exchange for payment by North Avenue Gateway to Coffey for a negotiated fee.

3. The Agreement was entered into by North Avenue Gateway and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized North Avenue Gateway to enter into agreements for the improvements of the Real Estate. Alternatively, Owner knowingly permitted North Avenue Gateway to enter into agreements for the improvement of the Real Estate.

4. On April 7, 2005 Coffey entered into an agreement with Claimant to provide engineering services for the design of improvement to the Real Estate (the "Contract").

5. The Contract was entered into by Coffey and the work was performed by Claimant with the knowledge and consent of the Owner. Alternatively, the Owner authorized

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Coffey to enter into contracts for improvement of the Real Estate. Alternatively, the Owner knowingly permitted Coffey to enter into contracts for the improvement of the Real Estate.

6. Claimant last performed under the Contract on July 8, 2005.

7. As of the date hereof, there is due, owing and unpaid to Claimant, after allowing all credits, Sixty-Seven Thousand Forty-Six Dollars and Thirty-Five Cents (\$67,046.35), which principal amount bears interest from time to time on the principal amount outstanding at the interest rate of 10% per annum as provided by the Illinois Mechanics Lien Act. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the principal amount of \$67,046.35 plus interest at the rate stated above from the date the amounts first became

Environmental Systems Design, Inc.

By



George G. Vrechek
Its Senior Vice-President

Dated: October 30, 2006

Property of Cook County Clerk's Office

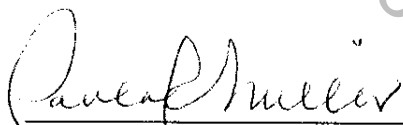
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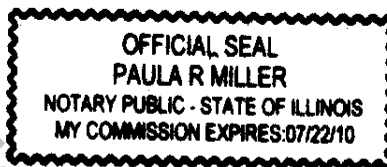
STATE OF ILLINOIS)
)
COUNTY OF C O O K) SS.

I, George G. Vrechek, being first duly sworn on oath, depose and state that I am Senior Vice President of Claimant, Environmental Systems Design, Inc., that I am authorized to execute this Subcontractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.


George G. Vrechek

Subscribed and Sworn to before me this 30th day of October, 2006.


Notary Public



My commission expires: 22 July 2010

THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

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