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Cook County Recorder 17.50

MECHANIC'S  
LIEN NOTICE

Nucleus Construction Group,  
Inc., an Illinois Corporation,  
formerly known as  
Coles Construction Group,



Claimant,

v.

Derrel McDavid, individually and  
doing business as  
Winkler & McDavid, Ltd., and  
Winkler, McDavid, & Associates,  
an Illinois Corporation, and  
Raymond Lambert, individually and  
doing business as  
Monologue Chicago, L.L.C., and  
The First National Bank of Chicago, and  
U.S. Small Business Administration, in care of  
LaSalle Bank National Association, and  
LaSalle Bank, FSB, and  
Unknown Owners, and  
Unknown Tenants, and  
Non-record Claimants, and  
other Claimants of Record.

Defendants.

NOTICE IS HEREBY GIVEN that Nucleus Construction Group, Inc., an Illinois corporation, formerly known as Coles Construction Group, doing business at 1528 West Ardmore Ave., Chicago, Cook County, Illinois, hereby claims a lien pursuant to 770 U.C.S 60/1, et. seq. against Derrel McDavid, individually and doing business as Winkler & McDavid, Ltd., and Winkler, McDavid & Associates, an Illinois corporation, 1235 South Wabash, Chicago, Cook County, Illinois 60605; and Raymond Lambert, individually and doing business as Monologue Chicago, L.L.C., 1632 South Indiana, Chicago, Illinois 60605; and The First National Bank of Chicago, 1048 West Lake Street, Oak Park, Illinois 60301; and LaSalle Bank, FSB, 135 South LaSalle Street, Chicago, Illinois 60602; and U.S. Small Business Administration, c/o LaSalle Bank National Association, 4747 West Irving Park Road, Chicago, Illinois 60641; and unknown owners; and unknown tenants; and non-record claimants; and other claimants of record.

Said claim for lien is on the following described property in Cook County, Illinois:

See attached legal description

PIN 17-09-260-019-0000

Commonly Known as 108-110 W. Kinzie, Chicago, Illinois 60610

Derrel McDavid is believed to be the owner of the above-described property. Raymond Lambert is believed to be the tenant of the above-described property. The First National Bank of Chicago, U.S. Small Business Administration, in care of LaSalle Bank National Association, and LaSalle Bank, FSB are believed to be mortgagees or lienholders of said property. Winkler, McDavid & Associates is also believed to be an owner of the above-referenced property.

Raymond Lambert, posing as tenant of said property with authorization to contract for improvements, contracted with Claimant for improvements to said property, specifically requesting Claimant to remodel said property, said improvements requiring Claimant's labor, skill, and materials. Derrel McDavid and Winkler, McDavid & Associates knowingly permitted and/or authorized said improvements.

Said labor, skills, and materials were furnished, delivered and performed beginning on May 1, 1999 and were completed on October 16, 1999.

Said claim for lien is for the amount of \$337,623.88 a part of which has been paid. There is now remaining due and unpaid thereon, after deducting all just credits and offsets, the sum of \$134,047.02, in which amount Claimant claims a lien upon said property and against Defendants and all persons interested therein. A copy of an invoice for said amount is attached hereto and incorporated herein and marked as Exhibit A.

BY:



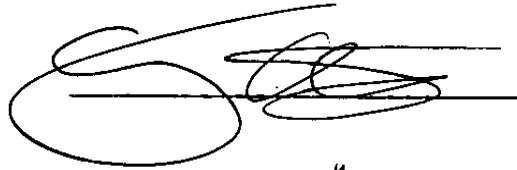
Colleen G. Thomas,  
Attorney for Claimant

Address of Claimant :

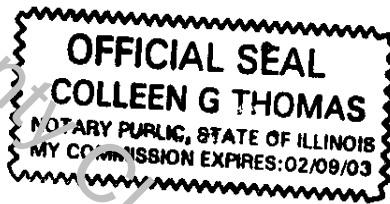
1528 West Ardmore  
Chicago, IL 60660

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Cary Coles, being first duly sworn on oath, deposes and states that he/she has read the above and foregoing document, by him/her subscribed, that he/she knows the contents thereof, and that the same are true and correct to the best of his/her knowledge, information and belief.



SUBSCRIBED AND SWORN to before me this 29<sup>th</sup> day of November, 1999.

  
Notary Public

Prepared by & Mail to:

Colleen G. Thomas/06226227  
Law Offices of Rita J. Thomas  
10 East Main Street  
Suite 103  
Dundee, IL 60118  
(847) 426-7990



Property of Cook County Clerk's Office

Legal Description:

LOT 3 IN BLOCK 3 IN WOLCOTT'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COLESMON.LEN\GENERAL

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Construction Group  
1528 West Archers Chicago, IL  
773-476-5886 Fax 773-476-5000

Addendum to contract  
108 W. Kinzie

Revised 9-13-99		Subcontractor	Budget	Work completed to date	Construction Remaining
Demolition & removal of debris on 1st floor, remove junk in lower level		CCG	\$ 1,980.00	\$ 1,980.00	\$ -
Drywall & Framing		CCG	\$ 29,385.00	\$ 29,385.00	\$ -
Taping & Sanding		CCG	\$ 3,800.00	\$ 3,800.00	\$ -
Plumbing	Allowance NOTE: No Fixtures Include.	John Mix	\$ 23,000.00	\$ 20,000.00	\$ 3,000.00
Electrical	NOTE: No Fixtures Include.	Suarez	\$ 49,000.00	\$ 49,000.00	\$ -
HVAC		Dgt-Joe	\$ 46,795.00	\$ 46,795.00	\$ -
Hardwood floor refinishing		CCG	\$ 2,872.00	\$ 1,000.00	\$ 1,872.00
Ceramic tile		CCG	\$ 6,258.00	\$ -	\$ 6,258.00
Finish Carpentry		CCG	\$ 4,896.00	\$ 3,000.00	\$ 1,896.00
Decorating	Allowance	Not awarded yet	\$ 15,102.00	\$ 11,000.00	\$ 4,102.00
Doors	Owner supplied doors per architects door schedule		\$ 6,800.00	\$ 6,800.00	\$ -
Installation of bathroom Accessories		CCG	\$ 450.00	\$ -	\$ 450.00
Glass & Glazing		LaSalle Glass	\$ 17,000.00	\$ 17,000.00	\$ -
Stairs	Mats, 2 sets	K & K Steel	\$ 8,000.00	\$ 8,000.00	\$ -
New exterior metal door & 1/2" Opening			\$ 800.00	\$ 800.00	\$ -
to not disrupt tenants)		CCG	\$ 2,400.00	\$ 2,400.00	\$ -
Cut back concrete deck & install Stairs & Rails for Emergency exit			\$ 1,200.00	\$ -	\$ 1,200.00
(Instal metal to Hang HVAC condensers in exterior rear of space			\$ 800.00	\$ 800.00	\$ -
Burden rate	At 8%	CCG	\$ 17,651.04	\$ 18,148.80	\$ 1,602.24
Profit & Overhead(GC fees)		CCG	\$ 19,063.12	\$ 17,440.70	\$ 1,622.42
Contingency		Monologue	\$ 5,000.00	\$ -	\$ 5,000.00
<b>TOTAL BUDGET</b>			<b>\$ 282,352.16</b>	<b>\$ 236,448.60</b>	<b>\$ 26,902.88</b>

Client Changes & Extras.		Subcontractor	Budget	Work completed to date	Construction Remaining
Build Perimeter Walls Not in plan on West, & North Walls			\$ 3,100.00	\$ 3,100.00	\$ -
New Drop Ceiling in Theater Area Not in Original Plans			\$ 5,200.00	\$ 5,200.00	\$ -
Changes To Framing Per Archl Note: See field change orders			\$ 1,500.00	\$ 1,500.00	\$ -
New Barcade in front of buildl Materials only			\$ 1,320.00	\$ 1,320.00	\$ -
Labor to build barcade in front of space			\$ 2,400.00	\$ 2,400.00	\$ -
Basement Floor Leveling			\$ 12,140.00	\$ 12,140.00	\$ -
Basement floor linting & Sealing			\$ 4,320.00	\$ -	\$ 4,320.00
Concrete removal to bring down high spots in basement			\$ 600.00	\$ 600.00	\$ -
Framing & Pouring of concrete curbs in facade area			\$ 900.00	\$ 900.00	\$ -
Installation of backing material in front of building for installation of facade to iron columns			\$ 640.00	\$ 640.00	\$ -
Framing of front area to accept new storefront			\$ 1,840.00	\$ 1,840.00	\$ -
Retraming of DJ booth area per architects direction			\$ 285.00	\$ 285.00	\$ -
Framing of radius ledge soffit area above entry to theater			\$ 287.00	\$ 287.00	\$ -
Framing of elevator area not included in original drawings			\$ 198.00	\$ 198.00	\$ -
Framing of perimeter walls in lower level			\$ 1,800.00	\$ 1,800.00	\$ -
Column walls, frame walls at columns & build walls for electrical race, frame & install 2 doors			\$ 1,480.00	\$ 1,480.00	\$ -
Beams, box beams down center of basement & along public corridor			\$ 1,496.00	\$ 1,496.00	\$ -
Soffits, build soffit to cover dubt work in corridor & relocate door openings			\$ 280.00	\$ 280.00	\$ -
Misc Electrical changes week of 5-17			\$ 787.00	\$ 787.00	\$ -
Misc electrical changes week of 08 16 99			\$ 4,500.00	\$ 4,500.00	\$ -
Emergency lighting fixtures (originally to be paid directly to Suarez Electric by R. Lambert)			\$ 1,705.36	\$ 1,705.36	\$ -
New Drop Ceiling in Front Area. Not in Original Plans			\$ 1,600.00	\$ 1,600.00	\$ -
Additional charge for platform in rear for AC units			\$ 1,600.00	\$ 1,600.00	\$ -
Gas piping in basement. Relocation of all building gas pipes & meters			\$ 5,500.00	\$ 5,500.00	\$ -
Reouting of 2 gas lines-meter bars piped backwards(no additional charge) roped water lines			\$ 1,914.00	\$ 1,914.00	\$ -
Plywood over the front bar framing to accept metal cladding			\$ 550.00	\$ 550.00	\$ -
Additional charge for break-metal in front of space around columns, window at box office.(LaSalle Glass)			\$ 4,700.00	\$ 4,700.00	\$ -
Additional fire rated doors, & non-rated doors, panic bars & cluseurs, door hardware			\$ 4,500.00	\$ 4,500.00	\$ -
Repiping of building H2O			\$ 2,300.00	\$ 2,300.00	\$ -
Credits to owner for work not performed			\$ (3,700.00)	\$ (3,700.00)	\$ -
GC Fee's on extras work			\$ 9,774.35	\$ 9,126.35	\$ 648.00
Dumpster Permits			\$ 335.00	\$ 335.00	\$ -
<b>TOTALS</b>			<b>\$ 76,271.71</b>	<b>\$ 69,968.71</b>	<b>\$ 4,968.00</b>
<b>Project Summary</b>			<b>\$ 337,823.88</b>	<b>\$ 306,763.22</b>	<b>\$ 31,876.66</b>

DONE AT CUSTOMER'S REQUEST

Exhibit A

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Project Summary	Budget	Work completed to data	Pending Payments	Paid to date	Balance of construction to complete
	\$ 337,623.88	\$ 306,763.22		\$ 203,676.86	\$ 31,870.66
<b>Payments to date</b>					
2/1/98 Raymond Paid				\$ 10,000.00	
9-Mar Raymond Paid		x		\$ 15,000.00	
3/25/99 Raymond Paid				\$ 9,000.00	
4/9/99 Raymond Paid		x		\$ 10,950.00	
4/20/99 Raymond paid to John Mix Direct		x		\$ 2,000.00	
25-May Raymond Paid		x		\$ 11,000.00	
30-May Raymond Paid				\$ 9,000.00	
7-Jun Raymond Paid		x		\$ 9,500.00	
23-Apr D. McDavid		x		\$ 15,000.00	
1-May D. McDavid				\$ 40,000.00	
8-Jun D. McDavid				\$ 35,828.86	
16-Aug D. McDavid		x		\$ 35,000.00	
Credit towards concrete work in basement				\$ 1,600.00	
<b>TOTAL PAID TO DATE</b>				<b>\$ 203,676.86</b>	
<b>TOTAL WORK COMPLETED TO DATE</b>				<b>\$ 306,763.22</b>	
<b>TOTAL PAID TO DATE</b>				<b>\$ 203,676.86</b>	
<b>DIFFERENCE</b>				<b>\$ 102,176.36</b>	
Current draw amount (work completed to date)				\$ 102,176.86	
<b>TOTAL CONSTRUCTION BUDGET</b>	<b>\$ 337,623.88</b>				
<b>TOTAL PAID TO DATE</b>				<b>\$ 203,676.86</b>	
<b>Balance Remaining Before Current Draw (total owing on contract)</b>					<b>\$ 134,047.02</b>

**DONE AT CUSTOMER'S REQUEST**

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