



Doc#: 0929329075 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2009 03:57 PM Pg: 1 of 4

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

SUBCONTRACTOR'S
CLAIM FOR LIEN

IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

THE LIEN CLAIMANT, Hill Mechanical Group, of 11045 Gage Ave., Franklin Park, Illinois, (hereinafter also referred to as "**Subcontractor**") hereby records a claim for Mechanics Lien against Pickus Construction & Equipment Co., Inc., 3330 Skokie Valley Road, Suite 300 Highland Park, IL 60035, (hereinafter referred to as "**Contractor**"); Madison 1224, LLC 3330 Skokie Valley Road, Ste 300 Highland Park, IL 60035 (hereinafter referred to as "**Owner**"); MB Financial Bank, N.A 6111 North River Road Rosemont, IL 60018 and First Chicago Bank and Trust 1040 W. Randolph St Chicago, IL 60607 (hereinafter referred to as "**Lender**"); and all other persons or entities having or claiming an interest in the below described real estate, and in support thereof states as follows:

1. On or about September 6, 2007 and through the present date, Owner owned the following described real estate in the County of Cook, State of Illinois, to wit:

All as legally described on the attached Exhibit "A"

commonly known as Mod Condominiums, 1222 West Madison Street, Chicago, Illinois and which real estate has the following permanent index numbers:

Having P.I.N. Nos. 17-08-338-010-0000, 17-08-338-011-0000, 17-08-338-012-0000, 17-08-338-013-0000, 17-08-338-014-0000, 17-08-338-015-0000 and 17-08-338-016-0000

2. On a date unknown to Lien Claimant, Owner(s), or one knowingly permitted by the Owner(s) to do so, entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of improvements and alterations to and for the benefit of the described premises.

3. By written Agreement entered into on September 6, 2007, Pickus Construction & Equipment Co., Inc., Contractor, made an agreement with Subcontractor and Lien Claimant, Hill Mechanical Group, to have Lien Claimant furnish, provide and install all Plumbing Work systems including but not limited to sanitary, storm and water service stub out piping, garage floor drains and piping, interior plumbing piping, water, waste, storm and suds zone piping, condensate drains, vent piping, drains, plumbing fixtures, tubs and shower surrounds, garbage disposals, insulation, pipe wrap, valve and pipe identification, water meter piping, backflow preventers, water heaters and all associated piping, connections, valves, expansion tanks, gauges and/or circulating pumps, booster pumps, ejector pumps, sump pumps, riser isolation valves,

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access panels, and related equipment, labor, materials, piping, controls sleeves and fixtures in the amount of One Million Two Hundred Forty One Thousand Nine Hundred Ninety Nine Dollars and Zero Cents (\$1,240,999.00), for the improvements.

4. At the special instance and request of Contractor, Lien Claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of One Hundred Sixty Four One Hundred Fifty Six Dollars and Sixty Seven Cents (\$164,156.67).

5. On August 9, 2009, Lien Claimant substantially completed and performed all work and all that was required by its subcontract and all extras to be done in labor, materials and work to the value of One Million Four Hundred Five Thousand One Hundred Fifty Five Dollars and Sixty Seven Cents (\$1,405,155.67).

6. On information and belief, the labor, materials, supplies, equipment and services for said work, in the improvement of the aforementioned premises performed, and supplied by Lien Claimant was done with the knowledge and consent of the Owner(s).

7. Contractor is entitled to credits on account thereof as follows: \$1,002,680.41, leaving due, unpaid and owing to Lien Claimant, after allowing for all credits, the sum of \$402,475.26 for which, with interest, Lien Claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from owner under said contract between Contractor and Owner(s).

8. Notice has been duly given to Owner, the Lender and the Contractor as required by the Illinois Mechanics Lien Act, 770 ILCS 60/24 and related statutes.

Hill Mechanical Group

By: Steven Schumm
Steven Schumm, Controller

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 5, 6, 7, 8 AND A STRIP 6-1/3 FEET WIDE WEST OF AND ADJOINING SAID LOT 5 IN S.J. SMITH'S SUBDIVISION OF LOT 5 IN BLOCK 2 IN WRIGHT'S ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 7 TO 12, BOTH INCLUSIVE, IN HUNTINGTON'S SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 2 IN WRIGHT'S ADDITION TO CHICAGO AFORESAID, (EXCEPTING FROM SAID PREMISES THAT PART THEREOF, IF ANY, OCCUPIED AS A PORTION OF WEST MADISON STREET), IN THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-08-338-010
17-08-338-011
17-08-338-012
17-08-338-013
17-08-338-014
17-08-338-015
17-08-338-016

Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
 COUNTY OF)

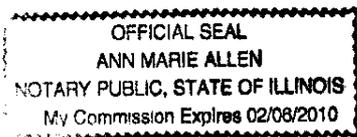
The Affiant, Steven Schumm, being first duly sworn, on oath deposes and says that he is the Controller of Hill Mechanical Group, Claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true.

Steven Schumm

Subscribed and sworn to before me

this 20th day of October 2008

Ann Marie Allen
 Notary Public



This document prepared by and mail to:
 Howard Marks
 BERGER, NEWMARK & FENCHEL P.C.
 303 W. Madison Street, 23rd Floor
 Chicago, Illinois 60606
 Ph. 312/782-5350
 Fax 312/782-6491