

# UNOFFICIAL COPY



Doc#: 0933718069 Fee: \$35.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/03/2009 03:41 PM Pg: 1 of 9

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
  ) ss:  
COUNTY OF COOK     )

The claimant, Hillcraft, Ltd., ("Claimant"), a Wisconsin corporation, with an address at 2202 Advance Road, Madison, Wisconsin 53718, hereby files its Subcontractor's Notice and Claim for Mechanics Lien and claims a mechanics lien (a) against the Real Estate (as hereinafter described), (b) against the interest(s) of 122 Property, LLC (the "Original Owner") in the Real Estate, and against the interest of any person or entity claiming an interest in the Real Estate by, though, or under the Original Owner, including U.S. Realty Management Co., LLC ("U.S. Realty"), (c) against the interests in the Real Estate of the present owners, and Unknown Owners and Non-Record Claimants, (d) against the general contractor, Commercial Resources Construction ("General Contractor"), and (e) against the monies or other consideration paid, due or to become due from the Original Owner to the General Contractor under any contract between the Original Owner or General Contractor relating to the Project (as hereafter described) all as more fully stated below.

Claimant states as follows:

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1. Claimant was a subcontractor to the General Contractor on a project commonly known as the "Illinois Department of Public Health / 122 S. Michigan Project" (the "Project"). The Project has a street address of 122 S. Michigan Avenue, 7<sup>th</sup> Floor, Chicago, Illinois 60603.

2. On information and belief, General Contractor entered into a contract (the "Prime contract") with the Original Owner, the Original Owner's agent, U.S. Realty, or one authorized or knowingly permitted to contract for improvement of the Real Estate (described below) and to construct the Project.

3. Claimant entered into a written subcontract (the "Subcontract") with General Contractor dated July 15, 2008. Pursuant to the Subcontract, Claimant was to and did provide carpentry and millwork. A copy of the Subcontract and related invoice are attached hereto as Exhibit A.

4. The Prime Contract and the Subcontract involved construction and improvement of the Real Estate located in Cook County, Illinois and commonly known as 122 S. Michigan Avenue, 7<sup>th</sup> Floor, Chicago, Illinois 60603, and legally described as:

## **SEE EXHIBIT B**

The permanent real estate tax identification numbers are: 17-15-108-012-0000 and 17-15-108-013-0000.

5. Claimant completed its work under the Subcontract on June 17, 2008.

6. After the application of all payments, there is due and owing to Claimant, after allowing any and all credits, Thirteen Thousand Fourteen and 00/100 (\$13,014.00), plus interest at the statutory rate.

7. There is presently due to Claimant, after allowing all credits, the principal amount of \$13,014.00 for which, plus interest, Claimant claims a lien against (a) the Real Estate; (b) the interest(s) of the Original Owner in the Real Estate; (c) the interests of the present Owners,

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Unknown Owners and the interest(s) of any person claiming an interest in the Real Estate by, through, or under Original Owner; and (d) the monies or funds due or to become due from Original Owner to General Contractor together with interest.

8. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment of part, but not all, of the amount claimed due hereunder shall not invalidate this notice and claim.

Dated: November 23, 2009

**HILLCRAFT, LTD.**

By: 

One of its Attorneys

*This Document has Been  
Prepared By and After  
Recording Should Be  
Returned To:*

Brett Nolan  
Barton J. O'Brien  
SHEFSKY & FROELICH LTD.  
111 East Wacker Drive  
Suite 2800  
Chicago, Illinois 60601  
Telephone: (312) 527-4000  
Facsimile: (312) 527-4011

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EXHIBIT A

## HILLCRAFT, LTD.

2202 Advance Road  
Madison, WI 53718  
(608) 221-3220 Phone  
(608) 221-1897 Fax

## Invoice

DATE	INVOICE #
6/12/2008	6146

BILL TO
Commercial Resources Construction 200 Jackson Blvd Suite 1950 Chicago, IL 60604

PROJECT
Illinois Dept of Public Health

P.O. NUMBER	TERMS	SHIP VIA
08- <sup>3</sup> 249	Net 30	HC Truck
DESCRIPTION	AMOUNT	
Total Proposal Amount less Room 711 Deduct (No contract received)	12,614.00T	
Delivery Charge	400.00	
Out-of-state sale, exempt from sales tax	0.00	
MONTH / YEAR <u>June</u> MAILED _____ JOUR <input checked="" type="checkbox"/> BLACK <input checked="" type="checkbox"/> PRO <input checked="" type="checkbox"/> BLUE <input checked="" type="checkbox"/> REC <input checked="" type="checkbox"/>		
Thank you for your business.		<b>Total \$13,014.00</b>

Part Pd 7/28 ✓ 27031 4500  
Bal 8514

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REC'D JUL 17 2008

**SUB CONTRACT**

Agreement made as of the twenty first day of May in the year two thousand and eight  
between the

**Contractor:**

Commercial Resources Construction Co. Inc.  
200 W. Jackson Blvd. Ste 1950  
Chicago, IL 60606  
312-880-0300 FAX 312-880-0295

**and the Subcontractor:**

Hillcraft  
2202 Advance Road  
Madison, WI 53711  
608-221-3220

**The Project**

IL Dept. of Public Health  
122 S Michigan Ave  
8112

**The Owner:**

U.S. Realty Management Co., LLC  
332 S. Michigan Ave.  
Chicago, IL 60604

Subcontractor shall perform all of the work necessary and incidentally required to complete the following:

Per your proposal dated 3/20/2008 . Furnished & Delivered only \$13,718.00

**Total agreed lump sum price is: \$ 13,718.00**

No extra work or changes under this contract will be recognized or paid for unless agreed to in writing before the work is done or the changes made.

I / We agree to the above prices and conditions contained herein:

Commercial Resources Construction Co. Inc.

By: M Swadlow Date: 7/7/2008  
MK

Hillcraft

608-221-1897  
By: Tina B... Date: 7-15-08

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Commercial Resources Constr. Co., Inc.  
200 W. Jackson Blvd. Ste 1950  
Chicago, IL 60606  
GC04414A  
Phone: 312/880-0300 Fax: 312/880-0295

## SUBCONTRACT CHANGE ORDER

To: Hillcraft  
2202 Advance Road  
Madison, WI 53711

Change order number: 17  
Date: 8/7/08  
Contract date:  
Please show the following on your billing: 8112-6220  
Contract for:  
Mill Work

Project: IL Dept. of Public Health  
122 S Michigan Ave  
7th Floor

You are hereby authorized to furnish all labor, material and equipment to perform the following changes to the work on the above referenced project.

Did not supply cabinet in reception area.

The original Contract Sum was .....	\$	13,718.00
Net changes by previously authorized Change Orders .....	\$	0.00
The Contract Sum prior to this Change Order was .....	\$	13,718.00
The Contract Sum will be <u>decreased</u> by this Change Order in the amount of .....	\$	704.00
The new Contract Sum including this Change Order will be .....	\$	13,014.00
The Contract Time will be <u>unchanged</u> by <u>0</u> days.		
The date of Substantial Completion as of the date of this Change Order therefore is <u>unchanged</u>		

All work covered by this order shall be performed under the same Terms and Conditions as that included in the Original Contract. If we agree to the price and conditions contained in this Change Order.

**Contractor**

Commercial Resources Constr. Co., Inc.

By:  Date: \_\_\_\_\_

**Subcontractor**

Hillcraft

Phone: 608-221-3220 Fax: 608-221-1897

By:  Date: 8-11-08

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EXHIBIT B

17	15	108	012		510	76030
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME 510  
 TAX CODE 76030  
 AREA SUB-AREA BLOCK PARCEL UNIT  
 17- 15- 108- 012

FRL SEC 15 ADD TO CHGO  
 ASSRS DIV  
 S 16.5FT E 143FT

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
15	39	14			10	10
				2		

**1970 DIVISION**  
 CODE CHANGE  
 Block \_\_\_\_\_ Parcel New

**1970 DIVISION**  
 CODE CHANGE  
 Block \_\_\_\_\_ Parcel \_\_\_\_\_

**1978 DIVISION**  
 CODE CHANGE  
 Block \_\_\_\_\_ Parcel \_\_\_\_\_

**1991 DIVISION**  
 CODE CHANGE  
 Block \_\_\_\_\_ Parcel \_\_\_\_\_

**1997 DIVISION**  
 CODE CHANGE  
 Block \_\_\_\_\_ Parcel \_\_\_\_\_



17	15	108	013		510	76029
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME 76011  
 TAX CODE 76029  
 AREA SUB-AREA BLOCK PARCEL UNIT  
 17- 15- 108- 013

FRACL SEC 15 ADD  
 S 16.5FT

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
15	39	14			9	10

**1997 DIVISION**  
 CODE CHANGE  
 Block \_\_\_\_\_ Parcel \_\_\_\_\_

**DIVISION**  
 Year 1999  
 Block \_\_\_\_\_ Parcel \_\_\_\_\_  
 CODE CHANGE

**DIVISION**  
 Year 1971  
 Block \_\_\_\_\_ Parcel \_\_\_\_\_  
 CODE CHANGE

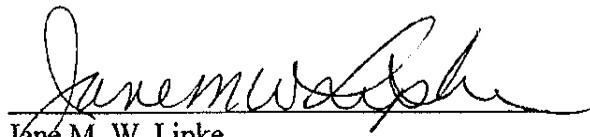


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## VERIFICATION

STATE OF WISCONSIN    )  
                                   ) ss:  
 COUNTY OF DANE        )

Jane M. W. Lipke, being first duly sworn on oath, states that she is vice-president of Claimant, Hillcraft, Ltd., a Wisconsin company, that she is authorized to sign this Verification to the foregoing Subcontractor's Notice and Claim for Mechanics Lien, that she has read the Subcontractor's Notice and Claim for Mechanics Lien, and that the statements contained therein are true.

  
 Jane M. W. Lipke

SUBSCRIBED AND SWORN TO  
 before me this 23 day of November, 2009.

  
 Notary Public

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## SERVICE LIST

U.S. REALTY MANAGEMENT Co., LLC  
332 S. Michigan Avenue, Suite 450  
Chicago, Illinois 60604

COMMERCIAL RESOURCES CONSTRUCTION  
200 W. Jackson Boulevard, Suite 1950  
Chicago, Illinois 60606

COMMERCIAL RESOURCES CONSTRUCTION COMPANY, INC.  
Registered Agent: Cornelius F. Riordan  
20 N. Wacker Drive, Suite 910  
Chicago, Illinois 60606

122 PROPERTY LLC  
Registered Agent: Vance L. Liebman  
55 W. Monroe Street, Suite 2410  
Chicago, Illinois 60603

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