



# UNOFFICIAL COPY

1. CT Mechanical, LLC ("CT"), 199 South Addison Road, Suite 107A, Wood Dale, Illinois, 60191, was a subcontractor to the prime contractor, Krahl Construction ("Krahl" or the "Prime Contractor"), on a project commonly known as the #19606 Halsted Street Deli, 1 South Franklin Street, Chicago, Illinois (the "Project"). The Project has a street address of 1 South Franklin, Chicago, Illinois. Prime Contractor was the original contractor for the construction of the Project under Prime Contractor's Prime Contract.

2. CT, pursuant to a written agreement with Prime Contractor dated August 11, 2009 (the "CT Subcontract"), provided labor, materials and equipment for the HVAC portion of Prime Contractor's prime contract for the Project, as more fully described in the CT Subcontract.

3. Since at least July 24, 2008, Owner has owned interest(s) as fee simple owner, and possibly otherwise, in the real estate, including all land and improvements thereon (the "Real Estate") commonly known as 1 South Franklin, Chicago, in Cook County, Illinois, legally described as follows:

#### PARCEL 1

The West ½ Of Lot 2 In Block 94 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 2

Lot 1 (Except The West 40 Feet Thereof Taken For Franklin Street) In Block 94 In School Section Addition To Chicago, In Section 16, Township 39 North, Range 14 East Of The Third Principal Meridian, In Cook County, Illinois.

The permanent Real Estate Tax Numbers of the Real Estate are: 17-16-202-002; 17-16-202-001.

Tenant holds a leasehold interest in a portion of the Real Estate pursuant to a lease with Owner.

4. The original CT Subcontract Sum was \$81,700 subject to increase for changed or extra work. The Subcontract Sum, adjusted for additional work and changes, is \$86,144.

5. At Krahl's special instance and request, CT performed additional and changed work to the extent and value of \$4,444.

Pin Number: 17-16-202-002; 17-16-202-001  
Address: 1 South Franklin, Chicago, Illinois

# UNOFFICIAL COPY

6. There is presently due to CT, after allowing all credits, the principal amount of \$86,144 for which, with interest, CT claims a lien.

7. All of the labor, materials, equipment and work performed by CT was performed and furnished with the knowledge and consent of Owner and Tenant, and Owner and Tenant knowingly permitted Prime Contractor and Prime Contractor's subcontractors to enter into contracts for the improvement of the Real Estate, including the CT Subcontract. Krahl's prime contract with Owner and/or Tenant and Krahl's subcontract with CT were for the improvement of the Real Estate.

8. CT last performed its work under the CT Subcontract on November 11, 2009.

9. CT hereby revokes any waiver of rights given in advance of payment for which payment was not made.

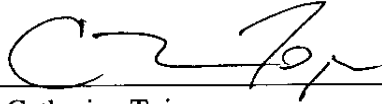
10. CT claims a lien in the total principal amount of \$86,144 together with interest at the statutory rate of ten percent (10%) per annum (a) against the Real Estate, (b) against the interest(s) of Owner in the Real Estate, (c) against the interest(s) of Tenant in the Real Estate, (d) against the interest of any person claiming an interest in the Real Estate by, through, or under Owner or Tenant; (e) against Prime Contractor and (f) against the monies or other consideration due or to become due from Owner and Tenant to Prime Contractor under any contract between Owner and/or Tenant and Prime Contractor relating to the Project.

Pin Number: 17-16-202-002; 17-16-202-001  
Address: 1 South Franklin, Chicago, Illinois

# UNOFFICIAL COPY

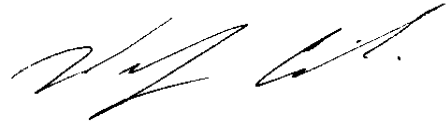
Dated: January 18<sup>th</sup>, 2010.

CT MECHANICAL, LLC

By:   
Catherine Tojaga  
President

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

Edward B. Keidan  
Conway & Mrowiec  
20 South Clark Street  
Suite 1000  
Chicago, IL 60603  
(312) 658-1100



Pin Number: 17-16-202-002; 17-16-202-001  
Address: 1 South Franklin, Chicago, Illinois

