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Edward B. Keidan Conway & Mrowiec 20 South Clark Street Suite 1000 Chicago Illinois 60603



Doc#: 1002210015 Fee: \$31.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/22/2010 10:57 AM Pg: 1 of 5

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS

COUNTY OF COOK

)
SS

The claimant, CT Mechanical, LLC ("CT"), an Illinois corporation with offices at 199 South Addison Road, Suite 107A, Wood Dale, Illinois, 661°1, hereby files its Subcontractor's Claim for Mechanics Lien and claims a mechanics lien (a) against the Real Estate (as hereinafter described), (b) against the interest(s) of LQ Chicago, L.L.C. (the 'Cwner"), with an address at 909 Hidden Ridge, Suite 600, Irving, Texas 75038, in the Real Estate, (a) against the leasehold interest in a portion of the Real Estate held by Tenant, Halsted Street Deli, with an address at 400 South LaSalle Street, Chicago, Illinois, 60606, (d) against the interest of any person claiming an interest in the Real Estate by, through, or under Owner or Tenant, (e) against the general contractor, Krahl Construction (a/s/a Krahl Associates, Inc.), ("Krahl" or "Prime Contractor"), with an a lchess at 322 South Green Street, 3rd Floor, Chicago, Illinois, 60607, and (f) against the monies or other consideration due or to become due from Owner and Tenant to Krahl under any contract between Owner and/or Tenant and Krahl relating to the Project (as hereinafter described), all as more fully stated below.

CT states:

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

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- 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.
- 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.
- Since at least July 24, 2008, Owner has owned interest(s) as fee simple owner, and 3. possibly otherwice, 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: 13-16-202-002; 17-16-202-001.

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

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

Pin Number: 17-16-202-002; 17-16-202-001

Address:

1 South Franklin, Chicago, Illinois

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- 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 ciains 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

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Dated:

January 18th, 2010.

CT MECHANICAL, LLC

By:

Catherine Tojaga

President

THIS ENSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED FOR

Edward B. Keidan Conway & Mrowiec 20 South Clark Street Suite 1000 Chicago, IL 60603 (312) 658-1100 OFFICIAL SEAL WENDY CONIDI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/04/13

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

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AFFIDAVIT

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Catherine Tojaga, being first duly sworn on oath, depose and state that I am President of CT Mechanical, LLC, am authorized as agent to execute this Subcontractor's Claim for Mechanics Lien, that I have read the foregoing Subcontractor's Claim for Mechanics Lien and know the contents thereof, and that the statements of fact contained therein are true.

Catherine Tojaga

SUBSCRIBED AND SWORN TO before me this 18 day of January, 2010. H County Clark's Office

Notary Public

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