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SWORN SUBCONTRACTOR'S CLAIM FOR MECHANICS' LIEN

TO OWNER:

GX Chicago, LLC

1030 W. Chicago Ave., Suite 300

Chicago, IL 60642

TO FIRST LENDER:

Related UBC Opportunity Fund, LP

c/o Related Companies

60 Columbus Circle

New York, NY 10023

TO SECOND LENDER:

City of Chicago, llinois by its Clerk 121 N. LaSalle St., Roon 107

Chicago, IL 60602

TO GENERAL CONTRACTOR:

Ledcor Construction, Inc.

One Lincoln Center

18W140 Butterfield Rd., Suite 400

Oakbrook Terrace, IL 60181

PROJECT NAME: "The Green Exchange."

1 ROJECT NAME: The Green Exchange."

404-001-0000, and 2753-57 N. Maplewood Ave., Chicago, IL 60547, P.I.N. 13-25-405-001-0000, 13-25-405-002-0000, and 13-25-405-003-0000, legally described on Exhibit A attached.

Pursuant to the Illinois Mechanics Lien Act. 770 H CS 60/0 01 at sea. particularly \$5.28.

PROPERTY SITE DESCRIPTION: 2545 W. Diversey Ave. Chicago, IL 60647, P.I.N. 13-25-

Pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/0.01 et seq., particularly §§ 28 and 7 of the Act, Lien Claimant and Sub-subcontractor Creative Vistas, Inc. nereby makes this sworn claim for lien against the above interested parties, i.e., Owner: GX Chicago, LLC; First Lender: Related UBC Opportunity Fund, LP; Second Lender: City of Chicago, Illinois; General Contractor: Ledcor Construction, Inc.; and Subcontractor: Galaxy Environmental, Inc.: stating as follows:

1. Owner has owned the above-described property (the "Site") continuously since at least December 27, 2010.

- 2. Thereafter, Owner entered into a contract with General Contractor to erect a building on and improve the Site.
- 3. Thereafter, as authorized by and disclosed to Owner, General Contractor entered into a contract with Subcontractor, including extra and additional work under subsequent order, to improve the Site performing construction services.

Doc#: 1133350072 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 11/29/2011 04:11 PM Pg: 1 of 3

TO SUBCONTRACTOR: Galaxy Environmental, Inc. 4242 N. Cicero Ave. Chicago, IL 60641

FROM SUB-SUBCONTRACTOR:

Creative Vistas, Inc. 310 Busse Highway, Suite 281

Park Ridge, IL 60068

via certified mail

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- 4. Thereafter, as authorized by and disclosed to General Contractor, on or about March 17, 2011, Subcontractor entered into a contract with Sub-subcontractor Lien Claimant to furnish equipment rental and masonry material to improve the Site. The total contract price, including extra and additional work under subsequent order, is \$82,794.84.
- 5. Lien Claimant furnished equipment and material to the Site and fully and satisfactorily performed under its contract, as amended. It completed work July 31, 2011.
- 6. To date, Subcontractor has paid Lien Claimant a total of \$77,043.68. No other or further payment has been made.
- 7. After allowing all just credits, the balance due and owing Lien Claimant is \$5,751.16, plus interest at the rate of 10% per annum on the balance from the date due pursuant to §§ 21 and 1 of the Act, plus the reasonable attorney's fees of the Lien Claimant pursuant to §17(b) of the Act.

The undersigned claims a lien thereof against your interest in the above-described property and also against the money due from you to the General Contractor, Subcontractor, and Sub-subcontractor.

To the extent permitted by law, all waivers of lien heretofore given by Lien Claimant in order to induce payment not received are hereby revoked. Acceptance of payment by Lien Claimant of part, but not all, of the ancure claimed due hereunder shall not operate to invalidate this claim for lien.

Dated: November ^{2,8}, 2011.

Creative Vistas, Inc.

Konstantincs D

STATE OF ILLINOIS)

COUNTY OF COOK)

AFFIDAVIT

Konstantinos D. Antoniou, being first duly sworn on oath, deposes and states that he is Vice President of the Lien Claimant, that he has read the foregoing claim for mechanics' lien and knows the contents thereof, and that all of the statements therein are true.

Konstantinds D. Antoniou

Subscribed and sworn to before me this Zy Hay of November, 2011

Notary Public

OFFICIAL SEAL KIMBERLY M GARCIA This lien was prepared by:

Brian J. Mc Collam

Brian J. Mc Collam & Assoc., P.C.

Antoniou, Vice President

111 W. Washington St., Suite 1051

Chicago, IL 60602

Tel. 312-782-5705

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EXHIBIT A PROPERTY DESCRIPTION

Parcel 1:

Legal description:

LOTS 1 TO 13, ALL INCLUSIVE, LOTS 26 TO 34, ALL INCLUSIVE, AND THE VACATED ALLEY RUNNING NORTH AND SOUTH LYING BETWEEN LOTS 1 TO 12 AND 26 TO 34, AND ALSO THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID NORTH AND SOUTH VACATED ALLEY AND SOUTH OF LOTS 12, 13, 26, 27, AND 28 AND ADJOINING SAID LOTS, AND THE RIGHT OF WAY OF THE CHICAGO AND NORTH VESTERN RAILROAD IN BLOCK 17 IN CROSBY'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

commonly known as 2545 W. Diversey Ave., Chicago, IL 60647

with P.I.N. 13-25-404-001-2000

and

Parcel 2:

Legal description:

LOTS 41, 42, AND 43 IN BLOCK 24 IN CROSPY'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSLIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

commonly known as 2753-57 N. Maplewood Ave., Chicago, IL 60647

with P.I.N. 13-25-405-001-0000, 13-25-405-002-0000, and 13-25-405-003-0000.