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SWORN SUBCONTRACTOR'S CLAIM FOR MECHANICS' LIEN

Doc#: 1133350073 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 11/29/2011 04:12 PM Pg: 1 of 3

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 L'INDER: City of Chicago, llimois by its Clerk 121 N. LaSalle St., Room 107 Chicago, IL 60602

TO GENERAL CONTRACTOR: Ledcor Construction, Inc. One Lincoln Center 18W140 Butterfield Rd., Suite 400 Oakbrook Terrace, IL 60181 TO SUBCONTRACTOR: Galaxy Environmental, Inc. 4242 N. Cicero Ave. Chicago, IL 60641

FROM SUB-SUBCONTRACTOR: Highlander Builders, Inc. 4825 N. Scott St., Suite 203 Schiller Park, IL 60176

via certified mail

PROJECT NAME: "The Green Exchange."

PROPERTY SITE DESCRIPTION: 2545 W. Diversey Ave , Chicago, IL 60647, P.I.N. 13-25-404-001-0000, and 2753-57 N. Maplewood Ave., Chicago, IL 60647, 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 ILCS 60/0.01 ct seq., particularly §§ 28 and 7 of the Act, Lien Claimant and Sub-subcontractor Highlander Builders, Inc. hereby 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.

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- 4. Thereafter, as authorized by and disclosed to General Contractor, on or about April 26, 2011, Subcontractor entered into a contract with Sub-subcontractor Lien Claimant to furnish labor and material excavating and concrete work to improve the Site. The total contract price, including extra and additional work under subsequent order, is \$98,759.62.
- 5. Lien Claimant furnished labor and material to the Site and fully and satisfactorily performed under its contract, as amended. It completed work August 6, 2011.
- 6. To date, Subcontractor has paid Lien Claimant a total of \$23,355.31. No other or further payment has been made.
- 7. After allowing all just credits, the balance due and owing Lien Claimant is \$75,404.31, 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 appoint claimed due hereunder shall not operate to invalidate this claim for lien.

Dated: November $\frac{7}{2}$, 2011.

Highlander Builders, Inc.

STATE OF ILLINOIS)

) s.s.

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.

Subscribed and sworn to before me this 28 day of November, 2011

This lien was prepared by:

Konstantinos D. Antoniou

Konstantinos D./Antoniou, Vice President

Brian J. Mc Collam

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

111 W. Washington St., Suite 1051

Chicago, IL 60602

Tel. 312-782-5705

Notary Public

OFFICIAL SEAL
KIMBERLY M GARCIA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:1623/12

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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 WESTERN 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 2s 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 CROSBY'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNS IP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT I, 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.