

1130981-PA-1002
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Doc#: 1201739059 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/17/2012 03:47 PM Pg: 1 of 7

**SUBCONTRACTOR'S NOTICE AND
CLAIM FOR MECHANICS LIEN
PURSUANT TO 770 ILCS 60/24 and 60/25**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

To: Via Certified Mail, Return Receipt Requested, Limited to Addressee Only

See Attached Service List.

The claimant, Environmental Systems Design, Inc. ("Claimant"), with an address at 175 West Jackson Blvd., Suite 1400, Chicago, Illinois 60604, hereby serves and files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described), and on all funds held in connection with the improvements constructed on the Real Estate and against Rush University Medical Center ("Owner") and Perkins + Will, Inc., ("Architect") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. At all times relevant, and as of April 1, 2006, and subsequent thereto, Owner owned fee simple title to the real estate, including all land and improvements thereon (the "Real Estate"), in Cook County, Illinois, commonly known as 1653 West Congress, Chicago, Illinois and legally described as follows:

SEE EXHIBIT A, ATTACHED HERETO

The Permanent Real Estate Tax Numbers are:

17-18-250-008-0000	17-18-250-017-0000
17-18-250-015-0000	17-18-251-003-0000
17-18-250-016-0000	17-18-252-001-0000

2. On information and belief, on or about April 1, 2006, Owner and Architect entered into an agreement pursuant to which Architect was to provide certain consulting, architectural, engineering, planning or advisory services for the project commonly known as the Rush University Medical Center Modernization Program ("Project") for the improvement of the Real Estate.

3. On or about April 1, 2007, Architect and Claimant entered into a contract pursuant to which Claimant agreed to provide mechanical, electrical, plumbing, fire protection

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and low voltage systems (MEP/FP/LV) engineering services for the Project in exchange for payment from Architect (the "Contract").

4. The Contract was entered into by Architect and the work was performed by Claimant with the knowledge and consent of Owner. Alternatively, the Owner specifically authorized Architect and/or Architect's agents to enter into contracts for improvement of the Real Estate. Alternatively, the Owner knowingly permitted Architect to enter into contracts for improvement of the Real Estate.

5. As of the date hereof, Claimant's work under the Contract is ongoing. Claimant reserves the right to record an additional Subcontractor's Claim for Mechanics Lien for any amounts, in addition to the amount claimed herein, which may become due and owing for future work on this project. The last day of work that is the subject of this Subcontractor's Claim for Mechanics Lien was December 22, 2011.

6. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by Architect, the balance of Five Hundred Sixty-Two Thousand Forty-Two and 64/100 Dollars (\$562,042.64).

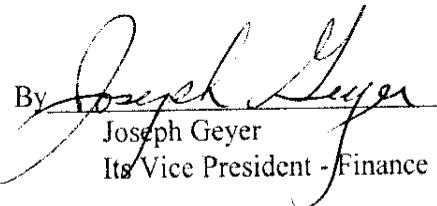
7. However, Claimant only claims a lien for amounts due for work from January 17, 2009 through December 31, 2011. Therefore, Claimant claims a lien in the amount of Four Hundred Sixty-One Thousand Six Hundred Seventy-Two and 49/100 Dollars (\$461,672.49), with interest, on the Real Estate, and on the monies or other consideration due or to become due from Owner to Architect under the Owner's contract with the Architect.

Wherefore, Claimant possessing the right by Illinois Statute to a Mechanic's Lien on and against the Real Estate and on the monies or other consideration due or to become due from Owner to Architect, as here before described, files its Subcontractor's Claim for Mechanics Lien in the amount of Four Hundred Sixty-One Thousand Six Hundred Seventy-Two and 49/100 Dollars (\$461,672.49) with interest, in the Office of the Recorder of Deeds of Cook County, Illinois.

TO THE EXTENT ALLOWED BY LAW, ANY AND ALL WAIVERS OF LIEN PREVIOUSLY PROVIDED BY CLAIMANT, IF ANY, IN ORDER TO INDUCE PAYMENT NOT YET RECEIVED ARE HEREBY REVOKED. DO NOT PAY THE ARCHITECT FOR THIS WORK DIRECTLY. CLAIMANT'S ACCEPTANCE OF PART, BUT NOT ALL, OF THE AMOUNT CLAIMED DUE AND OWING SHALL NOT INVALIDATE THIS NOTICE.

Dated: January 16, 2012

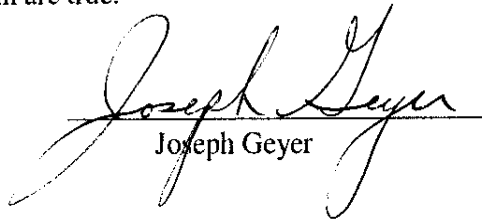
Environmental Systems Design, Inc.

By 
Joseph Geyer
Its Vice President - Finance

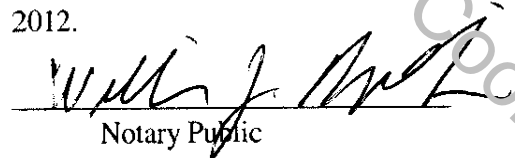
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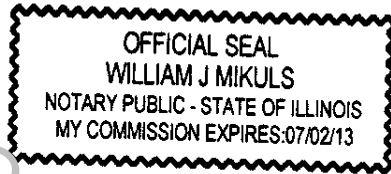
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Joseph Geyer, being first duly sworn on oath, depose and state that I am Vice President - Finance of Claimant, Environmental Systems Design, Inc., that I am authorized to execute this Subcontractor's Notice and Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.


Joseph Geyer

Subscribed and Sworn to before me this 16th day of January, 2012.


Notary Public



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

Timothy R. Rabel
QUERREY & HARROW, LTD.
175 West Jackson Boulevard, #1600
Chicago, IL 60604
(312) 540-7000

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Exhibit A

Document #: 1616427

Property of Cook County Clerk's Office

The text "Property of Cook County Clerk's Office" is written diagonally across the page in a light gray font. To the left of this text, there are several handwritten scribbles in black ink, consisting of irregular, wavy lines. To the right of the text, there are two more distinct handwritten scribbles, also in black ink, appearing as jagged, horizontal lines.

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Legal Description.

LOTS 1 TO 7, INCLUSIVE, IN SUBDIVISION OF SOUTH 98-1/2 FEET OF THE EAST 1/2 OF BLOCK 14, AFORESAID (EXCEPT THAT PART OF LOTS 4, 5, 6 AND 7, AFORESAID OPENED FOR PUBLIC STREET BY CONDEMNATION PROCEEDINGS ORDINANCE PASSED OCTOBER 21, 1970 IN CIRCUIT COURT OF COOK COUNTY CASE NO. 70L14802 RECORDED OCTOBER 21, 1970 AS DOCUMENT 21303659, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOTS 4 AND 5 AFORESAID, A DISTANCE OF 28.00 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID LOT 5, SAID POINT BEING 18.00 FEET WEST, MEASURED PERPENDICULARLY OF THE EAST LINE OF LOT 5 AFORESAID AND 10.00 FEET NORTH, MEASURED PERPENDICULARLY OF THE SOUTH LINE OF LOT 5 AFORESAID; THENCE SOUTHWESTERLY IN A STRAIGHT LINE RUNNING ACROSS LOTS 5, 6 AND 7 AFORESAID TO A POINT IN THE WEST LINE OF LOT 7 AFORESAID, SAID POINT BEING 2.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 7 AFORESAID, A DISTANCE OF 2.00 FEET TO SOUTHWEST CORNER OF LOT 7 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOTS 5, 6 AND 7 AFORESAID TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS;

PARCEL 2 B:

THAT PART OF BLOCK 14 IN ASHLAND ADDITION TO CHICAGO AFORESAID, LYING EAST OF THE EAST LINE OF VACATED 16-FOOT WIDE NORTH/SOUTH ALLEY IN SUBDIVISION OF WEST 116.4 FEET OF BLOCK 14 IN ASHLAND ADDITION TO CHICAGO AFORESAID AND LYING NORTH OF THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 98 1/2 FEET OF THE EAST 1/2 OF BLOCK 14 IN ASHLAND ADDITION TO CHICAGO AFORESAID (EXCEPT THAT PART OF BLOCK 14 AFORESAID DEDICATED FOR PUBLIC STREET BY ORDINANCE PASSED FEBRUARY 11, 1981 AND RECORDED JULY 10, 1981 AS DOCUMENT 25933230 AND RE-RECORDED OCTOBER 7, 1981 AS DOCUMENT 2602542, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CONGRESS PARKWAY (66.00 FEET WIDE) AND THE WEST LINE OF SOUTH ASHLAND AVENUE (100.00 FEET WIDE); THENCE SOUTH 00 DEGREE, 00 MINUTE, 04 SECONDS EAST ALONG SAID WEST LINE OF SOUTH ASHLAND AVENUE, A DISTANCE OF 6.00 FEET; THENCE NORTH 05 DEGREES, 10 MINUTES, 37 SECONDS WEST, A DISTANCE OF 8.48 FEET TO A POINT IN THE SOUTH LINE OF WEST CONGRESS PARKWAY; THENCE NORTH 89 DEGREES, 58 MINUTES, 50 SECONDS EAST ALONG SAID SOUTH LINE OF WEST CONGRESS PARKWAY, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

Legal Description:

TRACT 1: ATRIUM AND EAST TOWER/NEW HOSPITAL

PARCEL 1:

A TRACT OF LAND IN THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST CONGRESS PARKWAY (66 FEET WIDE) AND THE CENTER LINE OF A NORTH AND SOUTH VACATED ALLEY IN BLOCK 12 IN ASHLAND ADDITION TO CHICAGO, BEING OGDEN'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 18 SAID ALLEY VACATED BY ORDINANCE PASSED JANUARY 20, 1960 AS PER DOCUMENT 17820686; THENCE SOUTH 00 DEGREES 08 MINUTES 03 SECONDS WEST ALONG THE CENTER LINE OF SAID VACATED ALLEY, A DISTANCE OF 97.70 FEET; THENCE CONTINUING ALONG SAID CENTER LINE A BEARING OF SOUTH 17 DEGREES 36 MINUTES 07 SECONDS WEST, A DISTANCE OF 5.83 FEET; THENCE CONTINUING ALONG SAID CENTER LINE A BEARING OF SOUTH 00 DEGREES 08 MINUTES 03 SECONDS WEST A DISTANCE OF 86.70 FEET TO A POINT ON THE MOST SOUTHERLY NORTH LINE OF LOT 7 IN THE SUBDIVISION (BY SANDS) OF LOT 5 IN FILLIOT'S RESUBDIVISION OF PART OF BLOCK 12 IN ASHLAND ADDITION TO CHICAGO BEING OGDEN'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 18; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID MOST SOUTHERLY NORTH LINE OF LOT 7, A DISTANCE OF 1.85 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF THE EAST 3.25 FEET OF SAID VACATED ALLEY, A DISTANCE OF 11 FEET TO THE WESTERLY EXTENSION OF THE MOST NORTHERLY NORTH LINE OF SAID LOT 7; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF LOT 7, A DISTANCE OF 8.25 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 10.4 FEET OF SAID LOT 7; THENCE SOUTH 09 DEGREES 05 MINUTES 17 SECONDS WEST ALONG THE SAID EAST LINE AND THE NORTHERLY EXTENSION OF SAID EAST LINE OF THE WEST 10.4 FEET OF LOT 7 A DISTANCE OF 111.17 FEET TO THE NORTH LINE OF WEST HARRISON STREET (66 FEET WIDE); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID WEST HARRISON STREET, A DISTANCE OF 526.74 FEET TO THE EAST LINE OF VACATED SOUTH MARSHFIELD AVENUE (66 FEET WIDE) SAID SOUTH MARSHFIELD AVENUE VACATED BY ORDINANCE PASSED JUNE 7, 1978 AS PER DOCUMENT NUMBER 24688186; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF SAID MARSHFIELD AVENUE, A DISTANCE OF 290.30 FEET TO THE SOUTH LINE OF SAID WEST CONGRESS PARKWAY; THENCE SOUTH 89 DEGREES 58 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID CONGRESS PARKWAY, A DISTANCE OF 534.62 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2 1:

LOTS 1 TO 15, INCLUSIVE; TOGETHER WITH 16-FOOT WIDE NORTH/SOUTH ALLEY, LYING EAST OF AND ADJOINING SAID LOTS 1 TO 15, VACATED BY ORDINANCE PASSED JUNE 7, 1978 AND RECORDED OCTOBER 25, 1978 AS DOCUMENT 24688186 IN THE SUBDIVISION OF THE WEST 116.4 FEET OF BLOCK 14 IN ASHLAND ADDITION TO CHICAGO BEING OGDEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 2:

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