

# UNOFFICIAL COPY



## SUB- SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

Doc#: 1208656000 Fee: \$35.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/26/2012 11:28 AM Pg: 1 of 7

STATE OF ILLINOIS       )  
  ) ss.  
COUNTY OF COOK       )

The Lien Claimant, **M Hardt and Associates, Inc., d/b/a Alan and Associates**, an Illinois corporation of 15432 S. 70<sup>th</sup> Court, in Orland Park, County of Cook, State of Illinois hereby serves notice of and filed its Sub-Subcontractor's Notice and Claim for Mechanic's Lien against the following:

### **General Contractor**

Clune Construction Company  
10 S. LaSalle St., Suite 300  
Chicago, IL 60603

### **Lessee**

Ventas Reit  
353 N. Clark St., Floors 33 & 34  
Chicago, IL 60610

### **Sub Contractor**

Trainor Glass Company  
11901 S. Austin Ave.  
Alsip, IL 60803

### **Owners**

353 N. Clark, L.P.  
c/o National Registered Agents, Inc.  
200 W. Adams  
Chicago, IL 60606

### **Lenders**

Dresdner Bank AG, New York and Grand  
Cayment Branches  
1301 Avenue of the Americas  
New York, NY 10019  
Attn: Credit Administration

1. That on or about 12/1/2011 and all times subsequent thereto, the Owner owned the following

# UNOFFICIAL COPY

land legally described as set forth on the attached Exhibit A (Real Estate).

PERMANENT INDEX NUMBER: 17-09-408-009-1234; 17-09-408-010-0000

COMMONLY KNOWN AS: 353 N. Clark St., Chicago, IL 60610

and Clune Construction Company, 10 S. LaSalle, Suite 300, Chicago, IL 60603 and Trainor Glass Company, 11901 S. Austin Ave., Alsip, IL 60803 was the Owners, Contractor and Subcontractor respectfully for the improvement thereof.

2. On or before 12/1/2011 the Owner, or a party knowingly permitted by the Owner to contract for the improvement of the Real Estate, entered into a contract with Clune Construction Company as Contractor and Trainor Glass Company as Subcontractor for the improvement of the Real Estate (the Project).
3. On or before 12/1/2011, Clune Construction Company, as Contractor, and Trainor Glass Company as Subcontractor entered into an agreement with M Hardt and Associates, Inc., d/b/a Alan and Associates, 15432 S. 70<sup>th</sup> Court, Orland Park, IL 60463 (Sub-Subcontractor) to perform Work at the Project.
4. Commencing on or about 12/1/2011 the Claimant Sub-Subcontractor commenced work and supplied labor and materials to the Project to wit:  
  
Furnish and install 3M dusted crystal window film with a 1" (one inch) clear boarder on all glass and black out film on all lites on the 33<sup>rd</sup> and 34<sup>th</sup> floors.
5. As the Work completed, the Claimant's last day of work was 2/3/12. The value of all the labor, services and materials furnished is Thirty Five Thousand Thirty Three Dollars and Ninety Two Cents (\$35,033.92).
6. That all of the aforesaid work was done with the consent and knowledge of the Owner and accepted by Owner and enhanced the value of the Real Estate by not less than Thirty Five

# UNOFFICIAL COPY

Thousand Thirty Three Dollars and Ninety Two Cents (\$35,033.92).

7. That said Subcontractor is entitled to a credit of Zero Dollars (\$0.00), leaving due, unpaid and owing to the Claimant Sub-Subcontractor, the sum of Thirty Five Thousand Thirty Three Dollars and Ninety Two Cents (\$35,033.92), plus statutory interest, costs and attorneys' fees (to the extent authorized by law) for which the Claimant Sub-Subcontractor claims a lien on said land and improvements and on the monies or other considerations due or to become due from the Owner under said Contract against said Subcontractor and Owner.
8. That this notice and claim for Mechanic's Lien has been duly recorded in the office of the Recorder of Deeds in Cook County, Illinois.

Dated this 20TH day of MARCH, 2012

M Hardt and Associates, Inc. d/b/a Alan and Associates

BY: Monica Hardt  
Monica Hardt

ITS: president  
President

**Prepared by and Mail to:**

**Fritzshall & Pawlowski**  
**6584 N. Northwest Hwy.**  
**Chicago, IL 60631**  
**773/763-4499**  
**773/763-2805 Facsimile**  
**Atty No. 37271**

# UNOFFICIAL COPY

STATE OF ILLINOIS       )  
   ) ss.  
 COUNTY OF COOK        )

## VERIFICATION

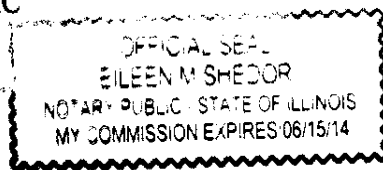
The undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

M Hardt and Associates, Inc. d/b/a Alan and Associates

BY: Monica Hardt  
   Monica Hardt  
 ITS: president  
   President

Subscribed and sworn to  
 before me this 20TH day  
 of MARCH, 2012.

Eileen M. Shedor  
 NOTARY PUBLIC

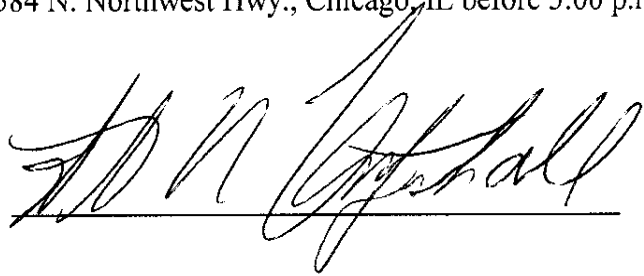


**Fritzshall & Pawlowski**  
**6584 N. Northwest Hwy.**  
**Chicago, IL 60631**  
**773/763-4499**  
**773/763-2805 Facsimile**  
**Atty No. 37271**

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
   ) ss.  
 COUNTY OF COOK            )

I, Steven N. Fritzshall, attorney, state under oath that I caused a copy of the foregoing **Sub-Subcontractor's Notice and Claim for Mechanic's Lien** to be served upon the parties first identified above at their separate addresses set forth therein by depositing a true and correct copy of same enclosed in a properly addressed, postage prepaid envelope, via certified mail, return receipt requested, in the United States Mail drop, 6584 N. Northwest Hwy., Chicago, IL before 5:00 p.m. on 3/21/12.



Subscribed and sworn to  
 before me this 21 day  
 of March, 2012.

  
 NOTARY PUBLIC


**Fritzshall & Pawlowski**  
**6584 N. Northwest Hwy.**  
**Chicago, IL 60631**  
**773/763-4499**  
**773/763-2805 Facsimile**  
**Atty No. 37271**

## UNOFFICIAL COPY

## Exhibit A

## LEGAL DESCRIPTION

## Parcel 1:

That part of Block 2 in Original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the intersection of the East line of North Clark Street (also being the West line of Lot 5 in said Block 2) and the South line of West Kinzie Street (also being the North line of Lots 5 thru 8, both inclusive, in said Block 2); thence East along the South line of said West Kinzie Street a distance of 321.47 feet to the West line of North Dearborn Street; thence South along the West line of said North Dearborn Street (also being the East line of Lot 8 in said Block 2) a distance of 178.69 feet to a point 311.69 feet north (as measured along said West line of North Dearborn Street) of the Chicago River, as occupied; thence West at right angles to the last described line a distance of 321.47 feet to a point on the East line of said North Clark Street 300.43 feet North (as measured along said East line of North Clark Street) of said Chicago River, as occupied; thence North along the East line of said North Clark Street a distance of 177.86 feet to the point of beginning, in Cook County, Illinois.

## Parcel 2:

Non-Exclusive Easement for the use of Parcel 1, as created by First Amendment to Easement and Operating Agreement dated August 27, 1988 and recorded August 24, 1988 as document number 88384561 for pedestrian and vehicular use and agrees on, over, through and across the "Hotel Road Easement Area" and the "Project Road Easement Area" described as follows:

## Hotel Road Easement Area:

Part of Block 2 in Original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the South line of West Kinzie Street (also being the North line of Lots 5, 6, 7 and 8 in said Block 2) and the East line of North Clark Street (also being the East line of Lots 4 and 5 in said Block 2); thence South 6 degrees West along said East line of North Clark Street a distance of 177.86 feet to an intersection with the North line of Tracts I and II in said Block 2; thence South 90 degrees East along said North line of Tracts I and II a distance of 134.10 feet to an intersection with the line between Parcel 1 (below +30.06 feet Chicago City Datum) of said Tracts I and II and the point of beginning, thence continuing South 90 degrees East along said North line of Tracts I and II a distance of 187.57 feet to a point on the West line of North Dearborn Street (also being the East line of Lots 1 and 8 in said Block 2) and north being 178.69 feet South of said South line of West Kinzie Street as measured along the West line of North Dearborn Street; thence South 6 degrees West along said West line of North Dearborn Street a distance of 36.32 feet to the back of a curb of an elevated driveway; thence South 89 degrees 59 minutes 22 seconds West along said back of curb a distance of 68.78 feet; thence North 89 degrees 34 minutes 27 seconds West a distance of 47.20 feet; thence South 89 degrees 59 minutes 22 seconds West a distance of 29.31 feet; thence North 75 degrees 07 minutes 03 seconds West a distance of 43.45 feet to a point where the said line between Parcel 1 intersects the back of curb of said elevated driveway; thence North 0 degrees East along said line between Parcel 1 a distance of 14.83 feet to the point of beginning.

# UNOFFICIAL COPY

## Project Road Easement Area:

Part of Block 2 in Original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the South line of West Kinzie Street (also being the North line of Lots 5, 6, 7 and 8 in said Block 2) and the East line of North Clark Street (also being the West line of Lots 4 and 5 in said Block 2); thence South 0 degrees West along the East line of North Clark Street a distance of 177.86 feet to an intersection with the North line of Tracts I and II in said Block 2 and the point of beginning; thence South 90 degrees East along said North line of Tracts I and II a distance of 134.10 feet to an intersection with the line between Parcels 1 (below +50.00 feet Chicago City Datum) of said Tract I and II; thence South 0 degrees West along said line between Parcels 1 a distance of 14.83 feet to a point of intersection, not tangent with a curved line, said curved line being the back of a curb of an elevated driveway; thence Westerly along the back of curb of said driveway being the arc of a circle convex Northerly and having a radius of 15.00 feet a distance of 5.08 feet to a point of tangency; thence South 89 degrees 59 minutes 39 seconds West along the back of curb of said driveway and tangent to the last described curved line a distance of 129.11 feet to said East line of North Clark Street; thence North 0 degrees East along said East line of North Clark Street a distance of 13.99 feet to the point of beginning.

Of Cook County Clerk's Office