

UNOFFICIAL COPY

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

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 658-1100



Doc#: 1234544071 Fee: \$32.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/10/2012 12:52 PM Pg: 1 of 4

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN OF LEOPARDO COMPANIES, INC (LAKEVIEW MEDICAL CAMPUS BASE BUILDING)

STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

The Claimant, Leopardo Companies, Inc. ("Leopardo"), an Illinois corporation with an office at 5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192, hereby files its Original Contractor's First Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Renal Investment Properties, L.L.C., an Illinois limited liability company ("Former Owner"), Lakeview Medical Campus, LLC, an Illinois limited liability company ("Current Owner") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Former Owner or Current Owner including, without limitation, "MedProperties Group" also known as MedProperties, LLC, an Illinois limited liability company ("MedProperties");

Leopardo states:

1. From a date prior to July 12, 2011, until September 19, 2011, Former Owner had, and since September 19, 2011, Current Owner has, been record owner of an interest(s) in fee simple, and, possibly other interests, in the Real Estate commonly known as 1325 - 1341 West Belmont Avenue, Chicago, Illinois, legally described as follows ("Real Estate"):

PIN Numbers: 14-29-102-015; 14-29-102-016; 14-29-102-017; 14-29-102-018; 14-29-102-019; 14-29-102-020; 14-29-102-021

Address: 1325 - 1341 West Belmont Avenue, Chicago, Illinois

UNOFFICIAL COPY

LOTS 159 TO 166, BOTH INCLUSIVE, IN J.P. ALTEGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH ½ OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The PIN Numbers of the Real Estate are 14-29-102-015; 14-29-102-016; 14-29-102-017; 14-29-102-018; 14-29-102-019; 14-29-102-020; 14-29-102-021.

2. As of July 12, 2001, Leopardo entered into a written contract with MedProperties under which Leopardo agreed to provide labor, material, superintendence and equipment to perform construction services as construction manager as constructor to construct a medical building campus base building on the Real Estate in exchange for payment of the cost of the work plus a fee for an original Guaranteed Maximum Price of \$6,959,140, subject to allowances and increase for additional or changed work, delays or differing site conditions or encountering of hazardous substances (the "Contract").

3. On a date unknown to Leopardo, MedProperties assigned the Contract to Current Owner (the "Assignment"). Leopardo consented to the Assignment on November 30, 2011.

4. Current Owner ordered additional and extra work in the amount of \$428,954 so that the final adjusted Contract Price is \$7,388,094.

5. The Contract was entered into by MedProperties and the original work and extra work was performed by Leopardo with the knowledge and consent of Current Owner.

6. Leopardo completed Leopardo's Work under the Contract on August 20, 2012.

7. As of the date hereof, after allowing all credits, there is presently due, unpaid and owing to Leopardo, the principal sum of Five Hundred Thirty-Five Thousand Six Hundred Eighty-Two Dollars (\$535,682) ("Principal Amount Owing") for which, with interest, Leopardo claims a mechanics lien against the Real Estate and against Former Owner's, Current Owner's, MedProperties' and others' claimed interest in the Real Estate.

8. Leopardo hereby revokes any waiver of rights given in advance of payment for which Leopardo has not received payment.

PIN Numbers: 14-29-102-015; 14-29-102-016; 14-29-102-017; 14-29-102-018; 14-29-102-019; 14-29-102-020; 14-29-102-021

Address: 1325 - 1341 West Belmont Avenue, Chicago, Illinois

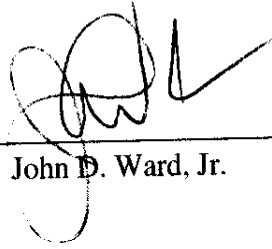
UNOFFICIAL COPY

9. This Claim for Mechanics Lien is distinct from Leopardo's rights under a contract dated as of March 9, 2012 for different work performed on the Real Estate (the "Northwestern Memorial Contract"). Leopardo reserves all rights and remedies under the Northwestern Memorial Contract and by law including, without limitation, mechanics lien rights.

Dated: December 7, 2012

LEOPARDO COMPANIES, INC.

By: _____



John D. Ward, Jr.

Property of Cook County Clerk's Office

PIN Numbers: 14-29-102-015; 14-29-102-016; 14-29-102-017; 14-29-102-018; 14-29-102-019; 14-29-102-020; 14-29-102-021

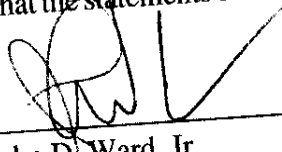
Address: 1325 - 1341 West Belmont Avenue, Chicago, Illinois

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

AFFIDAVIT

I, John D. Ward, Jr., being first duly sworn on oath, depose and state that I am Chief Financial Officer of Claimant, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

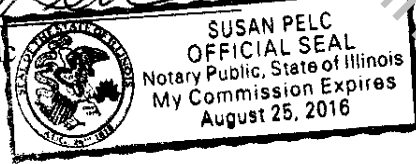


John D. Ward, Jr.

SUBSCRIBED AND SWORN TO
before me this 7th day of December, 2012.



Notary Public



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

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 658-1100

PIN Numbers: 14-29-102-015; 14-29-102-016; 14-29-102-017; 14-29-102-018; 14-29-102-019; 14-29-102-020; 14-29-102-021

Address: 1325 - 1341 West Belmont Avenue, Chicago, Illinois