

UNOFFICIAL COPY



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

Doc#: 1305045054 Fee: \$34.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/19/2013 01:20 PM Pg: 1 of 6

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 552-1100

SUBCONTRACTOR'S NOTICE & CLAIM FOR MECHANICS LIEN OF TIFFINY DECORATING COMPANY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

To: See Attached Service List

The Claimant, Tiffany Decorating Company ("Tiffany"), an Illinois corporation with an office at 1325 N. Wells Street, Chicago, Illinois 60610, hereby serves and files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Chicago Title Land Trust Co. as Successor Trustee to American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated May 1, 1984 and known as Trust Number 61395 ("Trust 61395") and Chicago Title Land Trust Co. as Successor Trustee to American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated October 7, 1970 and known as Trust Number 30312 ("Trust 30312") (Trust 61395 and Trust 30312 are collectively, "Owner") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including, without limitation, Burberry Limited, a New York corporation ("Burberry") and Shawmut Woodworking & Supply, Inc. a Massachusetts corporation, doing business as Shawmut Design and Construction ("Prime Contractor");

Tiffany states as follows:

1. Since prior to January 1, 2008, Owner owned an interest(s) in fee simple and possible other interest and Burberry had an interest in the Real Estate and improvements commonly known

PIN Number: 17-10-114-006

Addresses: 633 North Michigan Avenue; 100 East Huron Street; Chicago, Illinois

UNOFFICIAL COPY

as 633 North Michigan Avenue and 100 East Huron Street, Chicago, Illinois and legally described as follows ("Real Estate"):

LOTS 1 AND 2 IN THE RESUBDIVISION OF WEST 200 FEET OF THE SOUTH ½ OF BLOCK 33 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Estate P.I.N. number is 17-10-114-006.

2. Burberry, as "Owner", and Prime Contractor, as "Contractor", entered into a construction contract on a date unknown to Tiffany under which Prime Contractor agreed to construct the interior improvements for a new building erected on the Real Estate for a Burberry retail store (the "Prime Contract").

3. By a written subcontract with Prime Contractor dated May 16, 2012, Tiffany agreed to provide labor, materials and equipment for rough carpentry, drywall, acoustical ceiling and painting for the interior improvements to the building on the Real Estate in exchange for payment of an original subcontract price of \$904,711 subject to increase for additional or changed work or differing conditions (the "Subcontract").

4. At Prime Contractor's request and with Burberry's agent's knowledge and permission, Tiffany performed extra and changed work to the extent and value of \$730,251.55 so that the adjusted Subcontract Price should be \$1,634,962.55.

5. The Prime Contract was entered into by Burberry with the knowledge and consent of Owner or Owner's agent. Alternatively, Owner authorized or knowingly permitted Burberry to enter into contracts to improve the Real Estate. Alternatively, Burberry is an "owner" or is Owner's Agent. Alternatively, Owner and Owner's agent knowingly permitted Prime Contractor and Tiffany to perform Work to improve the Real Estate.

6. Tiffany last performed Tiffany's Work under the Subcontract on November 5, 2012.

7. As of the date hereof, after allowing all credits, there is due, unpaid and owing to Tiffany, the current principal sum of Seven Hundred Forty-Nine Thousand Eight Hundred Ten and 45/100 Dollars (\$749,810.45) (the "Amount Owing") for which with interest, Tiffany claims a mechanics lien against the interests of Owner and Burberry in the Real Estate and anyone claiming through any of them and against funds owing or to become owing from Owner or Burberry to Prime Contractor.

8. Tiffany revokes any waiver of rights for which Tiffany has not received payment.

PIN Number: 17-10-114-006

Addresses: 633 North Michigan Avenue; 100 East Huron Street; Chicago, Illinois

UNOFFICIAL COPY

NOTICE TO OWNER & OPERATOR

DO NOT PAY PRIME CONTRACTOR FOR WORK OR EXTRA WORK OR MATERIALS DELIVERED UNLESS YOU HAVE RECEIVED PRIOR SATISFACTORY EVIDENCE OF PRIOR PAYMENT TO TIFFINY DECORATING COMPANY.

Dated: January 31, 2013

TIFFINY DECORATING COMPANY

By: _____

Jeffrey Silverman, President

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

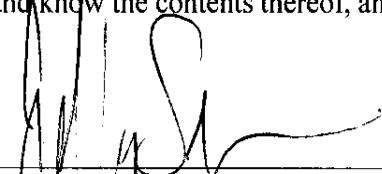
PIN Number: 17-10-114-006

Addresses: 633 North Michigan Avenue; 100 East Huron Street; Chicago, Illinois

UNOFFICIAL COPY

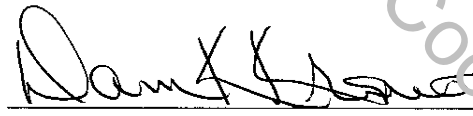
STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

I, Jeffrey Silverman, being first duly sworn on oath, depose and state that I am President of Claimant, am authorized as agent to execute this Subcontractor's Notice and Claim for Mechanics Lien of Tiffany Decorating Company 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.

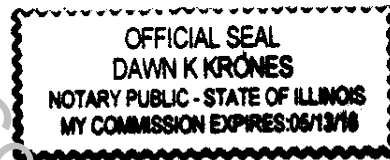


Jeffrey Silverman

SUBSCRIBED AND SWORN TO
before me this 31 day of January, 2013.



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 Number: 17-10-114-006

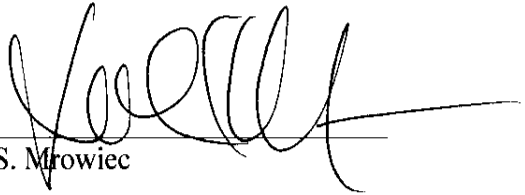
Addresses: 633 North Michigan Avenue; 100 East Huron Street; Chicago, Illinois

UNOFFICIAL COPY

AFFIDAVIT OF SERVICE

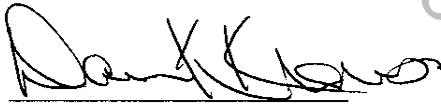
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, John S. Mrowiec, being first duly sworn on oath depose and state that on February 1, 2013, I caused to be served the attached Subcontractor's Notice and Claim for Mechanics Lien of Tiffany Decorating Company by sending a duplicate original thereof to each of the persons and entities listed on the Notice and Claim by certified mail, return receipt requested.

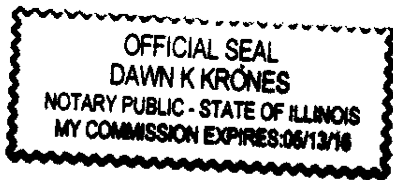


 John S. Mrowiec

Subscribed and Sworn to
 before me this 1st day of
 February, 2013.



 Notary Public



PIN Number: 17-10-114-006

Addresses: 633 North Michigan Avenue; 100 East Huron Street; Chicago, Illinois

UNOFFICIAL COPY

SERVICE LIST TO SUBCONTRACTOR'S NOTICE & CLAIM OF MECHANICS LIEN OF TIFFINY DECORATING COMPANY

Owner:

Chicago Title Land Trust Co., as Successor
Trustee to American National Bank and
Trust Company of Chicago, T/U/T No.
61395 dated May 1, 1984
c/o CT Corporation System
208 South LaSalle Street
Suite 814
Chicago, Illinois 60604-1101

Chicago Title Land Trust Co. as Successor
Trustee to American National Bank and
Trust Company of Chicago, T/U/T No.
30312 dated October 7, 1970
c/o CT Corporation System
208 South LaSalle Street
Suite 814
Chicago, Illinois 60604-1101

Burberry Limited
c/o CT Corporation System
208 South LaSalle Street
Suite 814
Chicago, Illinois 60604-1101

Burberry Limited
1350 Avenue of the Americas
New York, New York 10019
Attn: Eugenia Ulasewitz, President

Prime Contractor:

Shawmut Woodworking & Supply, Inc.,
d/b/a Shawmut Design and Construction
c/o CT Corporation System
208 South LaSalle Street
Suite 814
Chicago, Illinois 60604-1101

Shawmut Woodworking & Supply, Inc.,
d/b/a Shawmut Design and Construction
3 East 54th Street
New York, New York 10022
Attn: William Pisani, Vice President

PIN Number: 17-10-114-006

Addresses: 633 North Michigan Avenue; 100 East Huron Street; Chicago, Illinois