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SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

Doc#: 1306010146 Fee: \$32.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 03/01/2013 03:35 PM Pg: 1 of 4

STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

The claimant, Commercial Carpet Consultants, Inc., an Illinois corporation ("Claimant"), with an address of 893 Industria, Drive, Elmhurst, IL 60126, hereby files its

Subcontractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interes's of the following: Shawmut Design and Construction ("Contractor"), with an address of 3 East 54. Street, New York, NY 10022; Burberry Ltd., a New York Corporation with a registered agent of C7 Corporation System with an address of C7 Corporation System, 208 S. LaSalle St, Suite 814, Chicago H. 60604; JP Morgan Chase Bank, N.A., As Successor in Interest to American National Bank and Trust Co. of Chicago, As Trustee under a Trust Agreement Dated May 1, 1984 and known as Trust No. 61395 and as Trustee under a Trust Agreement Dated October 7, 1970 and known as Trus No. 30312; and, any persons claiming to be interested in the Real Estate (as hereinafter described).

Claimant states as follows:

- 1. Upon information and belief, since on or about July 1, 2012, and subsequently, Burberry, Ltd. and/or JP Morgan Chase, N.A., as successor in interest to American National Bank and Trust Co. of Chicago and as Trustee under the Trust Agreements identified above, owned fee simple title to the real estate (including all land and improvement thereon) in Cook County, Illinois, commonly known as 633 N. Michigan Ave., Chicago, Illinois 60611, and legally described in Exhibit A, attached hereto (the "Real Estate"). The permanent real estate tax number is 17-10-114-006-0000. Collectively, Burberry, Ltd. and J.P Morgan Chase Bark, N.A. are referred to as the "Owners."
- 2. In the alternative, Burberry, Ltd. may assert an ownership claim to to. Real Estate directly, indirectly, or through a leasehold or other interest against the Real Estate.
- 3. Claimant entered a written subcontract ("Subcontract") dated July 11, 2012 with Contractor, under which Claimant agreed to provide all necessary labor, material, and services for the installation of wood flooring, carpet and resilient flooring under Contractor's contract with Burberry, Ltd for the improvement of the Real Estate, for the original Subcontract sum of \$73,431.00.
- 4. The Contractor entered into the Subcontract with the authorization of the Owners, and/or Claimant's work was performed with the knowledge and consent of the Owners.

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- 5. Claimant performed additional work under its Subcontract in the amount of \$127,894.50 at the request of Contractor, and such work was performed with the authorization of the Owners or was knowingly permitted by Owners so that the final adjusted contract sum was \$201,325.50
- 6. Claimant completed the work for which Claimant claims a lien on or about November 3, 2012.
- 7. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$67,937.40, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) and against any ownership or leasehold interest in the Real Estate by the Owners and a lien against any funds due or to become due to Contractor in the amount of Sixty-Seven Thousand, Nine Hundred Thirty-Seven Dollars and 40/100 (\$67,937.40), plus statutory interest.
 - 8. Claimant evokes any waiver of rights for which Claimant has not received payment.

Dated: February 26, 20.3

Commercial Carpet Consultants, Inc. By: The second of the second o

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This document has been prepared by and after recording should be returned to:

Michael W. Kelly 53 W. Jackson Blvd. Suite 1625 Chicago, IL 60604

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VERIFICATION

VERNICATION
STATE OF ILLINOIS) ss: COUNTY OF lup life)
[Insert Name], being first duly sworn on oath, states that he/she is well-aug. [Insert Title] of Commercial Carpet Consultants, Inc., an Illinois corporation, that he/she is authorized to sign this verification to the foregoing contractor's claim for mechanics lien, that he/she has read the Subcontractor's claim for mechanics lien, and that the statements contributed therein are true.
"OFFICIAL SEAL" A A LYMPER OPULOS Notory Public, State of Illinois My Commission Expires April 26, 2014 [Print Name]
Subscribed and sworn to before me this 17th day of February, 2013. Notary Public
My commission expires <u>W. L. (a.</u> , 20 /4
Notary Public My commission expires // 16 , 20/4

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EXHIBIT A

LOTS 1 AND 2 IN RESUBDIVISION OF THE 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.

Common Address: 633 N. Michigan Ave., Chicago, Illinois 60611 St. 17-10-, Cook County Clerk's Office