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Subcontractor's Notice and Claim for Mechanics Lien



Doc#: 1306013067 Fee: \$32.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2013 01:55 PM Pg: 1 of 4

STATE OF ILLINOIS)
COUNTY OF COOK)

The lien Claimant, **M. Cohen and Sons, Inc.**, a Pennsylvania corporation, located at 400 Reed Road, Broomall, PA 19008 ("**Claimant**"), hereby files its subcontractor's notice and claim for mechanics lien on the Real Estate (as hereinafter described) and against the interests of **Chicago Title Land Trust Company**, as successor trustee to **American National Bank and Trust Company of Chicago**, under trust Agreement number 30312, dated December 17, 1970, holding an undivided ½ interest in the Real Estate, and **Chicago Title Land Trust Company**, as successor trustee to **American National Bank and Trust Company of Chicago**, under trust Agreement number 61395, dated July 25, 2984, holding an undivided ½ interest in the Real Estate ("**Owners**"); **Burberry Limited**, a New York corporation ("**Owner/Beneficiary/Tenant**"); **Shawmut Woodworking & Supply, Inc. d.b.a. Shawmut Design and Construction**, a Massachusetts corporation located at 3 East 5th Street, 8th Floor, New York, NY 10022 ("**General Contractor**"), and any other person claiming an interest in the Real Estate by, through, or under the Owners.

Claimant states as follows:

1. On or before March 21, 2012, and subsequently, Owners owned fee simple title to the Real Estate (including all land and improvements thereon) in Cook County, Illinois, described as follows:

COMMON ADDRESS: 633 N. Michigan Avenue, Chicago, IL 60611

PIN: 17-10-114-006-0000

LEGAL DESCRIPTIONS: SEE EXHIBIT "A" ATTACHED HERETO

2. Claimant entered into a Subcontract Agreement with General Contractor, dated March 21, 2012, with the knowledge and/or consent of the Owners, under which Claimant agreed to provide all necessary labor, materials, and work necessary to provide a complete installation of the design/build and engineered acrylic feature wall at the Real Estate for the original contract amount of \$1,102,015.00. General Contractor directed Claimant to provide extra work and materials on the Real Estate under the Subcontract

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for an additional price of \$299,146.00. To date, General Contractor has paid \$1,100,283.75 pursuant to the Subcontract Agreement.

3. The Subcontract and extras thereto were entered into by the General Contractor with the knowledge and consent of the Owners, and the work was performed with the knowledge and consent of the Owners.

4. Claimant achieved substantial completion and last performed work under the Subcontract on January 23, 2013.

6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of **\$300,877.25**, which principal amount bears interest at the statutory rate of 10% per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$300,877.25, plus statutory interest, and attorney's fees.

Dated: February 26, 2013

M. Cohen and Sons, Inc.

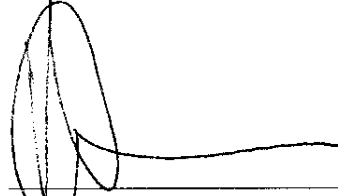
By: _____
Its: President

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AFFIDAVIT

STATE OF PENNSYLVANIA)
) ss
 COUNTY OF DELAWARE)

This affiant, being first duly sworn under oath, deposes and states that he is the President of M. Cohen and Sons, Inc., the lien Claimant; that he has read the foregoing lien claim; that he has knowledge of the contents thereof through the representations of M. Cohen and Sons, Inc., and that he believes that the same is true to the best of his knowledge and belief.



Allen Cohen (Affiant)

Subscribed and sworn to by Allen Cohen
 before me this 27 day of February 2013.



NOTARY PUBLIC

NOTARIAL SEAL COLLEEN CARCIA Notary Public MARPLE TWP, DELAWARE COUNTY My Commission Expires Feb 3, 2015
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Prepared by: Thomas G. Oddo
 Coman & Anderson, P.C.
 2525 Cabot Drive, Suite 300
 Lisle, Illinois 60532
 (630) 428-2660

Mail to: (Same)

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LEGAL DESCRIPTION:

LOTS 1 AND 2 OF THE 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.

Property of Cook County Clerk's Office

EXHIBIT A