



Doc#: 1314439000 Fee: \$34.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/24/2013 08:33 AM Pg: 1 of 6

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

The Claimant, General Refrigeration Service Corp., an Illinois corporation (Claimant), with an address of 18 Congress Circle West, Roselle, Illinois, 60172 hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements in the Real Estate and against the interest of the following entities in the Real Estate (Owner): Metropolitan Life Insurance Company, 125 S. Wacker Drive, Suite 1100, Chicago, IL 60606; (Contractor): Fox General Contracting, Inc., Registered Agent: Edward A. Trio, 222 N. LaSalle Street, Suite 800, Chicago, IL 60601(Location Owner/Developer): 161 W. Kinzie JV, LLC, Registered Agent: Illinois Corporation Service, 801 Adlai Stevenson Drive, Springfield, IL 62703; (Location Owner) Wells Street Restaurants, LLC/Central Standard, Registered Agent: Theodore Kasemir, 1840 Pickwick Lane, Glenview, IL 60026; (Lender) North Shore Community Bank & Trust, c/o Any Officer, 1145 Wilmette Avenue, Wilmette, Illinois 60091, Unknown Owners, Nonrecord Claimants and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant states as follows:

1. On or about September 6, 2012, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 161 W. Kinzie, Chicago, Illinois, and legally described as follows:

See Legal Description Attached as Exhibit "A".

The permanent real estate tax numbers are: 17-09-404-001-0000, 17-09-404-002-0000; 17-09-404-003-0000;17-09-404-011-0000; 17-09-404-016-0000

2. That to the best of Claimant's knowledge and belief, Metropolitan Life Insurance Company, 161 W. Kinzie JV, LLC , and Wells Street Restaurants , LLC/ Central Standard were the owners and developers for certain improvements on the premises.

3. That to the best of Claimant's knowledge and belief, prior to September 6, 2012, the owners and developers entered into a contract with the General Contractor, Fox General Contracting, Inc., for certain improvements at the premises including, but not limited to, a build-out of Central Standard Restaurant on the street level.

4. That Fox General Contracting, Inc. did subsequently, on September 6, 2012 enter into a Purchase Order with Subcontractor and Claimant General Refrigeration Service Corporation, whereby General Refrigeration agreed to provide and perform certain HVAC services to Fox General Contracting, Inc at the listed premises in exchange for payment in the original contract amount of \$ 371,530.98.

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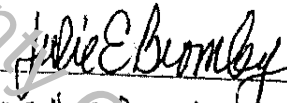
5. That the Subcontract was entered into between General Refrigeration Service Corporation and Fox General Contracting, Inc. with the full knowledge and consent of the owners and developers. Alternatively, the owners and developers specifically authorized Fox General Contracting, Inc. to enter into subcontracts for and in said improvements to the listed premises. Alternatively, the owners and developers knowingly permitted Fox General Contracting, Inc. to enter into subcontracts for and in said improvement of the listed premises.

6. At the special instance and request of Fox General Contracting, Inc. and with the full knowledge and express consent or acquiescence of the owners and developers, claimant General Refrigeration Service Corporation furnished extra and additional materials and labor on the listed premises to the values of (none).

7. All of the labor and materials furnished and delivered by Claimant General Refrigeration Service Corporation were furnished to and used in connection with the improvement of the listed premises and Claimant completed the work for which Claimant claims a lien on February 23, 2013.

8. That the Contractor is due credits for payments and other credits in the amount of \$245,000 leaving, as of the date hereof, due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$126,530.98, which principal amount bears interest at the statutory rate. Claimant claims a lien on the subject Real Estate (including all land and improvements thereon) and on the money or other consideration due or to become due from the Owners or Developers to the Contractor in the amount of \$126,530.98 plus interest at the rate specified in the Illinois Mechanics Lien Act as well as court costs and attorneys fees.

Dated: May 22, 2013


By Julie E. Bromley, Mgr. Credit & Admin Services
(Title)

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

Mark A. Schramm
Law Offices of Mark A. Schramm
One East Wacker Drive, Ste 2850
Chicago, IL 60601

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VERIFICATION

STATE OF ILLINOIS)
) ss:
 COUNTY OF COOK)

Julie Bromley, being first duly sworn on oath, states that she is attorney/agent of Claimant, General Refrigeration Service Corporation, an Illinois corporation, that she is authorized to sign this verification to the foregoing Subcontractor's Notice and Claim for Mechanic's Lien, that she has read same and that the statements contained therein are true.

Julie E. Bromley

Subscribed and sworn to before me
 this 22nd day of May, 2013.

Maureen Heuer
 Notary Public

My commission expires 7/14, 2016



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 2, 3, AND 8 AND ALL OF LOTS 4, 5, 6, AND 7 IN THE RESUBDIVISION OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN (NOW CITY) OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND THAT PART OF LOT 6 IN BLOCK 4 IN SAID ORIGINAL TOWN OF CHICAGO; TOGETHER WITH ALL THAT PART OF THE VACATED ALLEY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN BLOCK 4 IN SAID ORIGINAL TOWN OF CHICAGO; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 19.00 FEET OF LOT 2 IN SAID RESUBDIVISION OF LOT 5; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN SAID RESUBDIVISION TO A POINT 8.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE DRAWN TO A POINT 1.00 FOOT SOUTH OF THE NORTH LINE AND 9.00 FEET WEST OF THE EAST LINE OF SAID LOT 3; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE WEST LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOTS 3, 4, 5, 6, 7, AND 8 IN SAID RESUBDIVISION, A DISTANCE OF 108.00 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 88.40 FEET TO A POINT ON THE NORTHERLY LINE OF CARROLL AVENUE AND SO CALLED EXTENDED ACROSS SAID VACATED ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID AVENUE, AND THE EXTENSION THEREOF ACROSS SAID VACATED ALLEY TO THE WEST LINE OF THE EAST 26.00 FEET OF THE WEST 1/2 OF LOT 6 IN BLOCK 4 IN SAID ORIGINAL TOWN OF CHICAGO; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF SAID LOT 6; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 19.00 FEET OF LOT 2 AND THE NORTH 1.00 FOOT OF LOT 3 OF THE RESUBDIVISION OF LOT 5 IN BLOCK 4 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING AND EXCLUDING HOWEVER A TRIANGULAR SHAPED PIECE OF LAND IN THE SOUTHEAST CORNER THEREOF, WHICH MEASURES 9.00 FEET ON THE SOUTHERLY SIDE AND 9.00 FEET ON THE EASTERLY SIDE, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

SUBLOT 1 AND THE NORTH 2.00 FEET OF SUBLOT 2 OF LOT 5 IN BLOCK 4 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

THAT PART OF LOT 8 IN THE RESUBDIVISION OF LOT 5 AND THAT PART OF LOT 6 IN BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO; TOGETHER WITH THAT PART OF THE 10-FOOT VACATED ALLEY IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, A DISTANCE OF 108.00 FEET SOUTH OF THE INTERSECTION OF THE WEST LINE OF LOTS 3 TO 8, INCLUSIVE IN THE RESUBDIVISION OF LOT 5 AFORESAID, WITH THE SOUTH LINE OF THE NORTH 100 FOOT OF LOT 3 AFORESAID; THENCE SOUTHEASTERLY, A DISTANCE OF 88.40 FEET TO A POINT ON THE NORTHERLY LINE OF CARROLL AVENUE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF CARROLL AVENUE TO THE WEST LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 3, AND THE EAST 6 FEET OF LOT 4 (EXCEPT THAT PART OF SAID LOTS TAKEN AND USED FOR WEST CARROLL AVENUE) IN THE SUBDIVISION OF LOT 6 ALL IN BLOCK 4 IN THE CANAL TRUSTEES SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING ABOVE A HORIZONTAL PLANE 22.6 FEET ABOVE CHICAGO CITY DATUM AND DESCRIBED AS FOLLOWS:

THOSE PARTS OF LOT 3 AND THE EAST 6 FEET OF LOT 4 IN THE SUBDIVISION OF LOT 6 IN BLOCK 4 IN THE CANAL TRUSTEES' SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO, LYING SOUTH OF THE NORTH LINE OF WEST CARROLL AVENUE IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF THE VACATED NORTH-SOUTH 10 FOOT PUBLIC ALLEY VACATED BY THE ORDINANCE APPROVED JULY 19, 2007 BY THE CITY COUNCIL OF THE CITY OF CHICAGO, RECORDED SEPTEMBER 4, 2007 AS DOCUMENT NUMBER 0724715098 LYING WEST OF THE WEST LINE OF LOT 4 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO AFORESAID LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO AFORESAID TO THE NORTHWEST CORNER OF LOT

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4 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 9 AFORESAID AND LYING NORTH OF THE NORTH LINE OF THE VACATED NORTH-SOUTH 10 FOOT ALLEY VACATED BY ORDINANCE APPROVED JULY 29, 1930 BY THE CITY COUNCIL OF THE CITY OF CHICAGO AND THE QUIT CLAIM DEED OF CONVEYANCE OF SAID NORTH-SOUTH 10 FOOT ALLEY RECORDED OCTOBER 22, 1930 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 10774448 AND SAID NORTH LINE OF THE VACATED NORTH-SOUTH 10 FOOT ALLEY BEING DESCRIBED AS THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 19 FEET OF THE LOT 2 IN THE SUBDIVISION OF LOT 5 OF BLOCK 4 IN THE ORIGINAL TOWN OF CHICAGO AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-09-404-001-0000
17-09-404-002-0000
17-09-404-003-0000
17-09-404-011-0000
17-09-404-016-0000

Common Address: 161 West Kinzie Street, Chicago, Illinois 60654

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