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ORIGINAL CONTRACTOR'S MECHANICS LIEN
NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

F.H. PASCHEN, S.N. NIELSEN &
ASSOCIATES LLC
("Claimant")

Project: UNO Natchez Elementary
School (now known as
Galewood School)

Address: 2050 N. Natchez Avenue
Chicago, Illinois 60707
("Property")

v.

UNITED NEIGHBORHOOD ORGANIZATION
("Owner")

The undersigned Claimant, F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC, of 5515 N. East River Road, Chicago, Illinois, County of Cook ("Claimant"), hereby files its Notice and Claim for Lien, pursuant to the Mechanics Lien Act of the State of Illinois (770 ILCS 60/1 et seq.) against UNITED NEIGHBORHOOD ORGANIZATION, of 954 W. Washington Blvd., 3rd Floor, Chicago, Illinois 60607 ("Owners") regarding the property commonly known as 2050 N. Natchez Avenue, Chicago, Illinois, County of Cook; and states as follows:

- 1. Owners now hold title to that certain real property in the County of Cook, State of Illinois (the "Property"), to wit:

LEGAL DESCRIPTION – Attached hereto as Exhibit A

Common Address: 2050 N. Natchez Avenue, Chicago, Illinois 60707

PIN No.(s): 13-31-205-024-0000

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13-31-205-025-0000

13-31-205-026-0000

2. On December 1, 2011 Claimant and Owner entered into that certain agreement (the "Contract") whereby Claimant was to provide labor, materials, tools and equipment for the construction of an elementary school, to be performed by Claimant for the total sum of SIXTEEN MILLION, SIX HUNDRED FORTY NINE THOUSAND DOLLARS AND NO CENTS (\$16,649,000.00) (the "Contract Sum"), plus any and all extra labor and materials over and above this Contract Sum as furnished by the Claimant at request of the Owners.
3. The total amount of change orders in addition to the Contract Sum, which Claimant notified Owner of and which were agreed to in writing, are FIVE HUNDRED NINETY THREE THOUSAND, SIX HUNDRED SEVENTY FIVE DOLLARS AND NO CENTS (\$593,675.00).
4. The total costs incurred by the Claimant to complete the improvement of the Property, including the Contract Sum and all change orders to date, is SEVENTEEN MILLION, TWO HUNDRED FORTY TWO THOUSAND, SIX HUNDRED SEVENTY FIVE DOLLARS AND NO CENTS (\$17,242,675.00).
5. All of the labor, materials, tools and equipment furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor, materials, tools and equipment furnished, delivered, and performed, and the work contemplated under the Contract was completed on April 27, 2013.
6. To date, Owners have made payments toward the original Contract Sum totaling FIFTEEN MILLION, SIX HUNDRED TWENTY THOUSAND, SIX DOLLARS AND SIXTY NINE CENTS (\$15,620,006.69).
7. There is now justly due and owing the Claimant after allowing the Owners all credits, deductions and offsets, and despite due demand for payment, the sum of ONE MILLION, SIX HUNDRED TWENTY TWO THOUSAND, SIX HUNDRED SIXTY EIGHT DOLLARS AND THIRTY ONE CENTS (\$1,622,668.31) plus interest at the rate of TEN PERCENT (10%) per annum from the date due (April 27, 2013) as specified in the Illinois Mechanics Lien Act (770 ILCS 60/1).
8. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, and on any monies due or to become due to any other party from OWNER for said project, against the Owners and all persons interested therein for ONE MILLION, SIX HUNDRED TWENTY TWO THOUSAND, SIX HUNDRED SIXTY EIGHT DOLLARS AND THIRTY ONE CENTS (\$1,622,668.31) plus interest at the rate of TEN PERCENT (10%) per annum from the date due (April 27, 2013) as specified in the Illinois Mechanics Lien Act (770 ILCS 60/1), as well as court costs and attorney fees.

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F.H. PASCHEN, S.N. NIELSEN &
ASSOCIATES LLC

BY: *Joseph Scarpelli*

Joseph Scarpelli
Executive Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CERTIFICATION

The Affiant, Joseph Scarpelli, being first duly sworn, on oath deposes and says he is Executive Vice President of F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof, and that statements therein contained are true to the best of Affiant's knowledge.

BY: *Joseph Scarpelli*

Subscribed and Sworn to Before me this 8th day of Aug, 2013.

Kathleen Pattison



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF A TRACT OF LAND LYING SOUTH OF THE NORTH LINE OF DICKENS AVENUE DESCRIBED AS FOLLOWS:

(SAID TRACT OF LANDS TO BE DESCRIBED HEREINAFTER)

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF NORTH NATCHEZ AVENUE AND THE NORTH LINE OF WEST DICKENS AVENUE EXTENDED WEST; THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST, 477.25 FEET ALONG SAID WEST LINE OF NORTH NATCHEZ AVENUE TO THE SOUTH LINE OF WEST McCLEAN AVENUE, THENCE NORTH 64 DEGREES 27 MINUTES 46 SECONDS WEST, 441.68 FEET ALONG A LINE 15.00 FEET NORTH AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AS SAME IS ESTABLISHED WESTERLY FROM A POINT 180.02 FEET WESTERLY OF THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTHWESTERLY 339.82 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF THE DUNNING BRACH OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 804.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 35 DEGREES 08 MINUTES 58 SECONDS WEST, 337.29 FEET TO SAID NORTH LINE OF WEST DICKENS AVENUE EXTENDED WEST; THENCE NORTH 88 DEGREES 55 MINUTES 33 SECONDS EAST, 578.81 FEET ALONG SAID NORTH LINE OF WEST DICKENS AVENUE EXTENDED WEST TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 178,610 SQUARE FEET OF 4,100 ACRES, MORE OR LESS.

P.I.N.: 13-31-205-024-0000
13-31-205-025-0000
13-31-205-026-0000

Commonly known as: 2050 N. Natchez Avenue, Chicago, Illinois 60707