

Doc#: 1329150029 Fee: \$36.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2013 10:38 AM Pg: 1 of 8

**NOTICE AND CLAIM
FOR MECHANICS LIEN**

**IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS**

ED WEATHERSBY & SONS PLUMBING,
WATER & SEWER INC.,

("Claimant"),

v.

1625 CLARK STREET, LLC, HARTFORD &
SONS LLC, UJAAMA/POWER JOINT
VENTURE, THE CITY OF CHICAGO,
ROUNDY'S SUPERMARKETS, INC., and
THE PRIVATE BANK & TRUST
COMPANY,

("Defendants").

) "NOTICE TO OWNER
)
) Do not pay the contractor for this
) work or material unless you have
) received from the contractor a waiver
) of lien or other satisfactory evidence
) of payment to the Claimant."
)
) **NOTICE & CLAIM FOR LIEN**
) **IN THE AMOUNT OF:**
) **\$89,428.00, plus interest and**
) **collection costs.**

Claimant, ED WEATHERSBY & SONS PLUMBING, WATER & SEWER INC.
("WEATHERSBY"), 296 Geneva Drive, Harvey, IL 60426, an Illinois corporation, being a
subcontractor for the provision of labor and material for plumbing, sewer, water and related work
on the real estate described below, hereby files a Notice and Claim for Lien against said property
("LAND") and against 1625 CLARK STREET, LLC, a Delaware limited liability company
("OWNER"), c/o Outlook Development Group, 6495 South 27th Street, Franklin, Wisconsin,
53132, the owner of record of

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
1701 E. Lake Avenue, Suite 310
Glenview, Illinois 60025
Telephone No. (847) 510-2000

P.I.N. Nos.: SEE EXHIBIT A

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the LAND; THE PRIVATE BANK & TRUST COMPANY, an Illinois banking association, 120 South La Salle Street, Chicago, Illinois 60603, who claims an interest in the nature of a mortgage in the LAND, ROUNDY'S SUPERMARKETS, INC., a Wisconsin corporation, c/o Illinois Corporation Service C, Registered Agent, 801 Adlai Stevenson Drive, Springfield, IL 62703, who claims an interest in the nature of a lease in the LAND; CITY OF CHICAGO, a municipal corporation, Department of Housing and Economic Development, 121 North La Salle Street, Room 1000, Chicago, IL 60602, Attention: Commissioner, who claims an interest in the nature of an encumbrance in the LAND; which is commonly known as Marianos Fresh Market, 1615 S. Clark Street, Chicago, IL 60616, a/k/a 1600-1634 S. Federal Street, 1610-1626 S. Dearborn Street, and 1615-1630 South Clark Street, Chicago, Illinois 60640, the legal description of which is attached as Exhibit A.

Claimant also hereby files a Notice and Claim for Lien against UJAAMA/POWER JOINT VENTURE, a joint venture of Ujaama Development LLC, an Illinois limited liability company, and Poser Construction Company, ("UJAAMA/POWER"), 7744 S. Stoney Island Avenue, Chicago, IL 60649, who on information and belief was the general contractor for said project, and/or who was authorized and/or knowingly permitted by OWNER to provide construction work on the LAND.

On or before May 13, 2013, the OWNER of said property made a contract with UJAAMA/POWER whereby UJAAMA/POWER was to provide, and/or or knowingly permitted UJAAMA/POWER to provide labor, material, tools and equipment for construction for said project; on or before May 13, 2013, UJAAMA/POWER and HARTFORD & SONS LLC, c/o Michael A. Pedicone, Registered Agent, 2907 S. Wabash Avenue, Suite 200, Chicago, Illinois 60616, against whom claimant also hereby files a Notice and Claim for Lien, entered into a subcontract for, and/or UJAAMA/POWER knowingly permitted HARTFORD & SONS LLC to perform a portion of said work. On or about October 5, 2012, HARTFORD & SONS LLC and

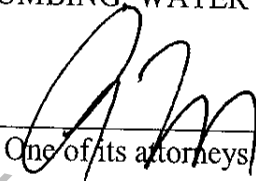
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WEATHERSBY entered into a WRITTEN subcontract whereby WEATHERSBY was to provide labor and material for plumbing, sewer, water and related work for a portion of said work; and WEATHERSBY thereafter completed all of its obligations pursuant to said subcontract on or about July 1, 2013. To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay WEATHERSBY.

Therefore, after all due credits, the amount left due, unpaid and owing to WEATHERSBY is **\$89,428.00**, for which amount, plus interest and collection costs, including reasonable attorneys fees, WEATHERSBY claims a lien on the LAND and improvements thereon, and on any monies due or to become due to UJAAMA/POWER, HARTFORD & SONS LLC, or any other party from OWNER for said project.

ED WEATHERSEY & SONS PLUMBING WATER & SEWER INC

By


One of its attorneys

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 1, 2, 3 AND THE NORTH 1/2 OF LOT 4 IN BLOCK 3 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1600-1616 South Federal Street, Chicago, Illinois 60614
Property Index Numbers: 17-21-400-001-0000
17-21-400-002-0000

PARCEL 2:

THE SOUTH 1/2 OF LOT 4, AND ALL OF LOTS 5, 6, AND 7 IN BLOCK 3 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1618-1634 South Federal Street, Chicago, Illinois 60614
Property Index Number: 17-21-400-007-0000

PARCEL 3:

SUB-LOTS 1 TO 6 OF COBURN'S SUBDIVISION OF LOT 7; ALSO THE SOUTH 20 FEET OF LOT 6 IN BLOCK 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1628 - 1634 South Federal Street, Chicago, Illinois 60614
Property Index Numbers: 17-21-401-009-0000
17-21-401-017-0000

Exempt under provisions of Paragraph 13
Section 31-45, Property Tax Code.
09/14/12 Altman
Date Buyer, Seller, or Representative

UNOFFICIAL COPY**PARCEL 4:**

LOT 1 AND LOTS 3 TO 13, BOTH INCLUSIVE, IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 INCLUSIVE IN BLOCK 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1610 - 1626 South Dearborn Street, Chicago, Illinois *10614*

Property Index Numbers: 17-21-401-003-0000 through and including 17-21-401-008-0000; and
17-21-401-010-0000 through and including 17-21-401-016-0000

PARCEL 5:

THAT PORTION OF SOUTH FEDERAL STREET LYING EAST OF BLOCK 3 AND WEST OF BLOCK 2 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NO. 151614, ANTE-FIRE, LYING NORTH OF THE NORTH LINE OF WEST 17TH STREET AND SOUTH OF THE SOUTH LINE OF WEST 16TH STREET AND NORTH-SOUTH PUBLIC ALLEYS LOCATED IN ASSESSOR'S SECOND DIVISION OF LOTS 3 TO 6 IN BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION RECORDED OCTOBER 6, 1869, ANTE-FIRE, ALL LYING AND BEING IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SOUTH FEDERAL STREET, 363.36 FEET TO THE SOUTH LINE OF WEST 16TH STREET; THENCE NORTH 89 DEGREES 52 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF WEST 16TH STREET, 66.00 FEET TO THE EAST LINE OF SOUTH FEDERAL STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SOUTH FEDERAL STREET, 262.89 FEET TO THE NORTH LINE OF SAID EAST-WEST PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST-WEST PUBLIC ALLEY, 63.45 FEET TO THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 50.20 FEET TO THE NORTH LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 10.00 FEET TO THE EAST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 100.20 FEET TO THE SOUTH LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 89 DEGREES 57 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF

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SAID NORTH-SOUTH PUBLIC ALLEY, 10.00 FEET TO THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ALLEY, 40.00 FEET TO THE SOUTH LINE OF SAID EAST-WEST PUBLIC ALLEY; THENCE NORTH 89 DEGREES 57 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EAST-WEST PUBLIC ALLEY, 63.45 FEET TO THE EAST LINE OF SOUTH FEDERAL STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SOUTH FEDERAL STREET, 90.65 FEET TO THE NORTH LINE OF WEST 17TH STREET; THENCE NORTH 89 DEGREES 57 MINUTES 48 SECONDS WEST, ALONG THE NORTH LINE OF WEST 17TH STREET, 66.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

AS CONTAINED IN AN ORDINANCE BY THE CITY OF CHICAGO ENTITLED VACATION OF PUBLIC STREET(S) AT 1600-1664 S. FEDERAL ST., 1611-1635 S. FEDERAL ST., 52-54 W. 17TH STR. AND 1610-1634 S. DEARBORN ST. RECORDED AUGUST 22, 2012 AS DOCUMENT NO. 1223539066, IN COOK COUNTY, ILLINOIS.

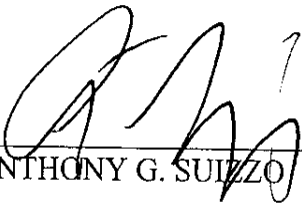


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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


VERIFICATION

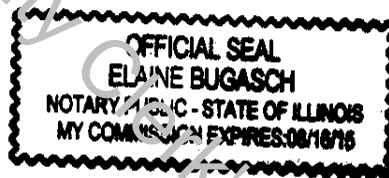
I, ANTHONY G. SUIZZO, on oath state that I am the attorney and duly authorized agent of ED WEATHERSBY & SONS PLUMBING, WATER & SEWER INC., that I have read the foregoing Notice and Claim for Mechanics Lien against 1625 CLARK STREET, LLC., *et al.*, and that the statements therein are true to the best of my information and belief.



ANTHONY G. SUIZZO

Subscribed and Sworn to before me
this 11 day of September, 2013

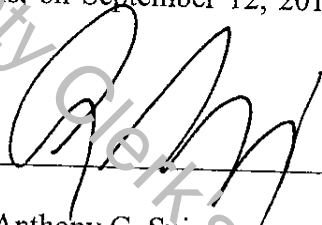

Notary Public



ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
1701 East Lake Avenue, Suite 310
Glenview, Illinois 60025
(847) 510-2000
Attorney No. 23385

UNOFFICIAL COPY**PROOF OF SERVICE BY MAIL**

I, Anthony G. Suizzo, an attorney, certify that I served the foregoing Notice and Claim for Mechanics Lien on 1625 CLARK STREET, LLC, c/o Outlook Development Group, 6495 South 27th Street, Franklin, Wisconsin, 53132 (via certified mail, return receipt requested), with copies to: THE PRIVATE BANK & TRUST COMPANY, an Illinois banking association, 120 South La Salle Street, Chicago, Illinois 60603; ROUNDY'S SUPERMARKETS, INC., c/o Illinois Corporation Service C, Registered Agent, 801 Adlai Stevenson Drive, Springfield, IL 62703; CITY OF CHICAGO, Department of Housing and Economic Development, 121 North La Salle Street, Room 1000, Chicago, IL 60602, Attention: Commissioner; UJAAMA/POWER JOINT VENTURE, 7744 S. Stony Island Avenue, Chicago, IL 60649; and HARTFORD & SONS LLC, c/o Michael A. Pedicone, Registered Agent, 2907 S. Wabash Avenue, Suite 200, Chicago, Illinois 60616 (all via certified mail, return receipt requested); and deposited said mailed items at the U.S. Post Office, Glenview, Illinois, on September 12, 2013, with proper postage prepaid.



 Anthony G. Suizzo

ANTHONY G. SUIZZO
 LAW OFFICES OF ANTHONY G SUIZZO
 1701 East Lake Avenue, Suite 310
 Glenview, Illinois 60025-2065
 Telephone No. (847) 510-2000
 Attorney No. 23385
 STATE OF ILLINOIS)
) SS