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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR LIEN

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



Doc#: 1335144043 Fee: \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2013 12:11 PM Pg: 1 of 3

THE UNDERSIGNED LIEN CLAIMANT, Thomas Mechanical Corporation, with offices located at 7115 North Avenue, Oak Park, Illinois (hereinafter "Claimant"), hereby records a Claim for Mechanics Lien against International Contractors, Inc., with offices located at 977 South Route 83, Elmhurst, Illinois (hereinafter "Contractor"); Wal-Mart Real Estate Business Trust, with offices located at 2001 SE 10th Street, Bentonville, Arkansas and Wal-Mart Stores, Inc., with offices located at 702 SW. 8th Street, Bentonville, Arkansas (hereinafter collectively as "Owner"); and North Pullman 111th, Inc., as holder of an unknown interest, with offices located at 1000 E. 11th Street, Chicago, Illinois, and all other persons or entities having or claiming an interest in the below described real estate (hereinafter "Subject Property"):

LOT 3 IN PULLMAN PARK - PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2011 AS DOCUMENT 1120029049.

Subject Property having the following PIN's: 25-14-300-014-0000, and
25-14-300-015-0000

Subject Property being commonly known as: 10900 S. Doty Avenue,
Chicago, Illinois 60028

In support of its Claim for Mechanics Lien, Claimant states as follows:

1. On or about August 17, 2012, and all times subsequent, Owner owned the Subject Property.
2. On or about August 17, 2012, Owner, or one knowingly permitted by the Owner to do so, entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of a new Walmart Supercenter store and associated improvements on the Subject Property (hereinafter "Prime Contract").

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3. On or about November 26, 2012, Claimant entered into a contract with Contractor (hereinafter "Subcontract") whereby Claimant was to furnish, supply, and install certain plumbing improvements, and provide associated labor, materials, fixtures and equipment ("Work"), at the Subject Property and as required under the Prime Contract in the amount of One Million Twenty-One Thousand Seven Hundred and Seventy-Five and 00/100 Dollars (\$1,021,775.00).

4. At the special instance and request of Contractor, Claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of Seventy-Five Thousand Five Hundred and Nine and 18/100 Dollars (\$75,509.18).

5. On September 7, 2013, Claimant substantially completed all that it was required to under its Subcontract and extra and additional labor and materials, for a total value of One Million Ninety-Seven Thousand Two Hundred and Eighty-Four and 18/100 Dollars (\$1,097,284.18).

6. On information and belief, the labor, materials, supplies, equipment and services performed and supplied by Claimant was done with the knowledge and consent of the Owner.

7. Contractor is entitled to credits in the amount of \$940,826.17.

8. The amount currently due, unpaid and owing to Claimant for the Work it performed under its Subcontract and extras, after allowing all credits, is **One Hundred Fifty-Six Thousand Four Hundred and Fifty-Eight and 01/100 Dollars (\$156,458.01)**, for which, with interest, Claimant claims a lien on the Subject Property, the improvements located thereon, and on all monies or other considerations due or to become due from Owner to Contractor under the Prime Contract.

9. Notice has been duly given to Owner and the Contractor as required by the Illinois Mechanics Lien Act, 770 ILCS 60/24. On information and belief notice has also been given to the Owner and others pursuant to 770 ILCS 60/5.

Thomas Mechanical Corporation

By: 

Leona Thomas, as President

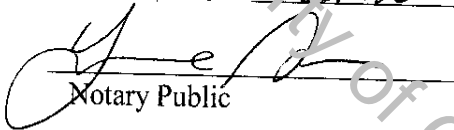
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The Affiant, Leona Thomas, being first duly sworn, on oath deposes and says that she is President of Thomas Mechanical Corporation, Claimant herein, and that she has read the foregoing claim for lien and knows the contents thereof, and that all statements therein contained are true and correct.



Subscribed and sworn to before me
this 12 day of December, 2013


Notary Public

This document prepared by and mail to:
Nicholas J. Johnson
Lyman & Nielsen, LLC
1301 West 22nd Street, Suite 914
Oak Brook, IL 60523
Tel: 630/575-0020
Fax: 630/575-0999

