

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                  )   SS.  
COUNTY OF COOK     )

ORIGINAL CONTRACTOR'S  
CLAIM FOR MECHANICS' LIEN

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



Doc#: 1335144092 Fee: \$32.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/17/2013 04:14 PM Pg: 1 of 4

The undersigned lien claimant, Simeone Deary Design Group ("Claimant"), with an address at 605 N. Michigan Avenue, Suite 350, Chicago, Illinois, 60611, hereby files its Original Contractor's Claim for Mechanics' Lien against the below-described Real Estate and against Fashion Outlets of Chicago, LLC ("Owner"); Ted Maglaris and Prasino Rosemont, LLC (collectively, "Tenant"); Wells Fargo Bank, N.A.; and all other persons having or claiming an interest in the below described Real Estate, and states as follows:

1. Upon information and belief, on or about November 30, 2012, and subsequently, Owner owned and/or held legal title to the following described Real Estate (including all land and improvements thereon) in the County of Cook, State of Illinois, commonly known as 5220 Fashion Outlets Way (also known as 5220 Rose Street), Rosemont, Illinois 60018, having the permanent index numbers and as legally described in the legal description attached hereto as "Exhibit A" and made a part hereof ("Real Estate").

2. That on or about November 30, 2012, Claimant entered into a contract with Tenant ("Contract") in which Claimant agreed to provide interior design services for the new Prasino Restaurant, a 6,400 square foot restaurant, bar, and kitchen, and a separate 1,200 square foot "To Go" kiosk, both located inside the Fashion Outlets of Chicago shopping mall, for a total fee of \$76,400.00, plus (i) the cost of additional services; (ii) the cost of purchasing furniture, fixtures and equipment ("FF&E"); and (iii) the reimbursable expenses of Claimant.

3. Upon information and belief, Tenant was authorized or knowingly permitted by Owner to enter into the Contract with Claimant for the improvement of the Real Estate. Upon information and belief, at all times relevant, Claimant performed its work with the full knowledge and consent of Owner, which knowingly accepted Claimant's services for the improvement of the Real Estate.

4. Claimant's last date of work was September 27, 2013, by which date Claimant had satisfactorily performed services under the Contract in the amount of \$76,400.00, performed additional services under the Contract in the amount of \$12,507.50, incurred FF&E purchasing costs in the amount of \$310,724.16, incurred reimbursable expenses under the Contract in the amount of \$9,060.99, and improved all lots, units, parcels, and interests comprising the Real Estate with the knowledge and consent of Tenant in the total amount of \$408,692.65.

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5. To date, Claimant has been paid **\$57,159.59** for work performed under the Contract, including additional services and reimbursable expenses, and **\$296,461.78** for costs incurred in FF&E purchasing, leaving due, unpaid and owing to Claimant the principal sum of **\$55,071.28**, for which, with interest and attorneys fees' and costs, Claimant claims a lien on the Real Estate and improvements.

Simeone Deary Design Group

Dated: December 17, 2013

By:

*Rebecca Daly, CFO*

Rebecca Daly, Chief Financial Officer

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                                   )  
 COUNTY OF COOK        )     SS

### VERIFICATION

I, Rebecca Daly, being first duly sworn, on oath, depose and say that I am the Chief Financial Officer of Simeone Deary Design Group, the Claimant. I have read the foregoing Claim for Lien and know the contents thereof. All of the statements therein are true to the best of my knowledge, information and belief.

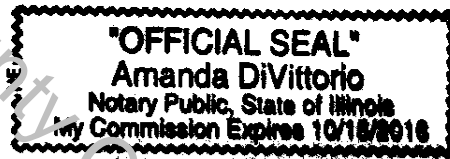
Rebecca Daly, CFO  
 Rebecca Daly, Chief Financial Officer

Subscribed and sworn to before me  
 this 17 day of December, 2013

Amanda DiVittorio  
 Notary Public

This instrument was prepared by:

Heidi H. Rowe  
 Schiff Hardin, LLP  
 233 S. Wacker Drive, Suite 6600  
 Chicago, IL 60606



After recording, this instrument should  
 be returned to:

Rebecca Daly  
 Simeone Deary Design Group  
 605 North Michigan Avenue, Suite 350  
 Chicago, IL 60611

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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOT 1 IN ROSEMONT OUTLET MALL RESUBDIVISION, BEING A RESUBDIVISION OF HENRY HACHMEISTER'S DIVISION, FIRST ADDITION TO B.L. CARLSEN'S INDUSTRIAL SUBDIVISION AND B.L. CARLSEN'S INDUSTRIAL SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING A RESUBDIVISION OF FOSTER-RIVER ROAD INDUSTRIAL SUBDIVISION, OWNER'S DIVISION, AND RPAC-1 SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED FEBRUARY 27, 2012 AS DOCUMENT 1205813031 IN COOK COUNTY, ILLINOIS.

#### LOT 1 PINs:

12-09-200-051-0000	12-09-214-035-0000
12-09-200-052-0000	12-09-214-036-0000
12-09-200-053-0000	12-09-214-037-0000
12-09-200-054-0000	12-09-214-041-0000
12-09-200-055-0000	12-10-100-037-0000
12-09-200-056-0000	12-10-100-041-0000
12-09-213-009-0000	12-10-100-101-0000
12-09-213-010-0000	12-10-100-102-0000
12-09-213-013-0000	12-10-100-112-0000
12-09-213-014-0000	12-10-100-113-0000
12-09-213-015-0000	12-10-100-118-0000
12-09-213-016-0000	12-10-102-011-0000
12-09-213-025-0000	12-10-102-012-0000
12-09-213-026-0000	12-10-102-013-0000
12-09-213-028-0000	12-10-102-014-0000
12-09-214-016-0000	12-10-102-015-0000
12-09-214-017-0000	12-10-102-001-0000

Common address: 5220 Fashion Outlets Way (also known as 5220 Rose Street), Rosemont, Illinois 60018.