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Doc#: 1400719145 Fee: \$35.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2014 04:16 PM Pg: 1 of 5

BLANKET CLAIMS FOR LIEN IN THE AMOUNT OF \$6,243,335 PLUS INTEREST

The claimant, **McShane Construction Company LLC** ("McShane Construction"), of 9550 West Higgins Road, #200, Rosemont, IL 60018, being a contractor for improvements to LEARN Charter School Network East Garfield Campus Building Additions and Renovations, located at 3021 West Carroll Street, Chicago, Illinois, 60612, hereby asserts its Blanket Claims for Lien pursuant to the Illinois Mechanics Lien Act against Carroll Street Lofts, LLC; FirstSecure Bank and Trust Co., (f/k/a Family Bank and Trust Company, f/k/a First State Bank and Trust Company of Palos Hills), an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 22nd day of August 2005, and known as Trust Number 10-862 ("Trust 10-862"), Lawndale Educational and Regional Network Charter School ("LEARN Charter School"), L.E.A.R.N. Charter THC, LLC; PNC CDE 17, LP; IFF Capital III, LLC; VAF Sub-CDE XXII, LLC; M&I New Markets Fund; LLC; Berry Bennett, LLC; Learn Charter Master Tenant, LLC; American Chartered Bank; BMO Harris Bank, N.A.; Disposall Waste Services, LLC; and Unknown Owners and Non-Record Claimants.

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On or before December 19, 2012, Carroll Street Lofts, LLC was the owner of record of the following described land in Cook County, Illinois, commonly known as 3021 West Carroll Street, Chicago, Illinois:

LOTS 1, 2, 3, 4, 5 AND 6 IN MCINTOSH'S RESUBDIVISION IN BLOCK 2 IN NICHOL'S ADDITION TO CHICAGO, BEING A RESUBDIVISION OF BLOCK 6 IN LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 16-12-305-001-0000

(the "School Property").

On or before December 19, 2012, FirstSecure Bank and Trust Co., (f/k/a Family Bank and Trust Company, f/k/a First State Bank and Trust Company of Palos Hills), an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 22nd day of August 2005, and known as Trust Number 10-862 ("Trust 10-862"), was the owner of record of the following described land in Cook County, Illinois, commonly known as 3000 and 3006 West Fulton Street, Chicago, Illinois:

Lots 36, 37 and 38 in Flint's Addition to Chicago, being a subdivision of Blocks 4, 5, 10, 11, 18, 19, 25 and 26 in David S. Lee and Others' Subdivision of the Southwest Quarter of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #: 16-12-305-013-0000; 16-12-305-014-0000

(the "Parking Lot Property").

On information and belief, on or before December 19, 2012, and at all relevant times thereafter, Carroll Street Lofts, LLC, Trust 10-862 and L.E.A.R.N. Charter THC, LLC authorized or knowingly permitted LEARN Charter School to contract for the addition and

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renovations of the School Property and the Parking Lot Property (the "Project") and to make permanent or valuable improvements to the School Property and the Parking Lot Property.

On or about December 19, 2012, LEARN Charter School contracted with McShane Construction to supply labor and materials for the additions and renovations to the School Property and the Parking Lot Property for the guaranteed maximum price of \$15,677,697.00 (the "McShane Contract").

On February 13, 2013, Trust 10-862 transferred all right, title and interest in the Parking Lot Property to L.E.A.R.N. Charter THC, LLC, pursuant to Trustees Deed that was recorded with the Cook County Recorder of Deeds on February 22, 2013 as document number 1305316130.

On February 15, 2013, Carroll Street Lofts LLC transferred all right, title and interest in the School Property to L.E.A.R.N. Charter THC, LLC pursuant to a Special Warranty Deed that was recorded with the Cook County Recorder of Deeds on February 22, 2013 as document number 1305316129.

McShane Construction thereafter delivered materials and provided labor which were incorporated in the Project and enhanced the value of the School Property and the Parking Lot Property. LEARN Charter School authorized and McShane Construction performed additional work on the Project in the sum of \$2,586,220 (the "McShane Extras") which amount includes property damage insurance proceeds that LEARN Charter School has received as fiduciary and has wrongfully withheld, additional property damage work that has been performed, and extra work that has been performed at LEARN Charter School's request but for which LEARN Charter School has refused to sign change order documents. McShane Construction completed

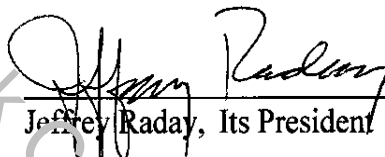
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its work on the School Property on or after December 20, 2013 and completed its work on the Parking Lot Property on September 17, 2013.

After all due credits, there is unpaid, due and owing, to McShane Construction the sum of \$6,243,335.00, for which with interest, McShane Construction claims a lien on the School Property and the Parking Lot Property and improvements.

McShane Construction hereby revokes all mechanics lien waivers and sworn contractor's statements that McShane Construction provided to any party at any time in connection with the Project, the School Property and the Parking Lot Property.

McSHANE CONSTRUCTION COMPANY LLC

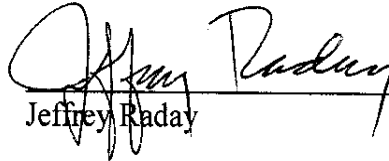

Jeffrey Raday, Its President

Prepared by & Return to:
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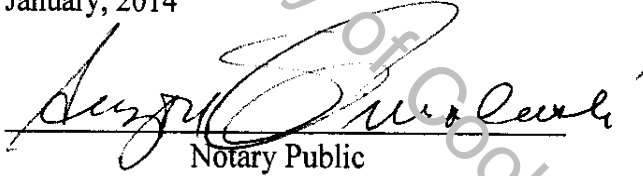
STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

The affiant, Jeffrey Raday, being first duly sworn, on oath deposes and says that he is the President of McShane Construction Company LLC, that he has read the foregoing Claim for Lien and knows the contents thereof; and that all the statements therein contained are true.

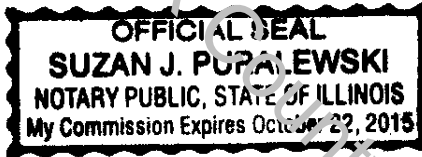


Jeffrey Raday

SUBSCRIBED AND SWORN
to before me this 7th day of
January, 2014



Notary Public



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