

UNOFFICIAL COPY



THIS INSTRUMENT WAS
PREPARED BY AND AFTER
RECORDING SHOULD BE
RETURNED TO:

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 658-1100

Doc#: 1425316008 Fee: \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2014 10:01 AM Pg: 1 of 3

**ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN
OF LEOPARDO COMPANIES, INC.
(TRC CHILDREN'S DIALYSIS HOME, LEOPARDO PROJECT NO. 14-0303)**

STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

The Claimant, Leopardo Companies, Inc. ("Leopardo"), an Illinois corporation with an office at 5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Everbury Partners, L.P., an Illinois limited partnership ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including, without limitation, Tenant under various Leases, Total Renal Care, Inc., a California corporation ("TRC");

Leopardo states:

1. Since June 7, 2006, Owner has been record owner of an interest(s) in fee simple, and, possibly other interests, in the Real Estate commonly known as 1333 - 47 North Kingsbury Street, Chicago, Illinois, legally described as follows ("Real Estate"):

LOTS 19 TO 30 IN JOHN A. YALES SUBDIVISION OF BLOCK 72 IN
ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY,
ILLINOIS.

PIN Number: 17-05-225-020

Address: 1333 - 47 North Kingsbury Street, Chicago, Illinois

UNOFFICIAL COPY

The PIN Number of the Real Estate is 17-05-225-020.

2. As of December 9, 2013, Leopardo entered into a written contract with TRC under which Leopardo agreed to provide labor, material, superintendence and equipment to perform construction services as general contractor to construct the "home" portion of a children's dialysis center in an existing building on the Real Estate in exchange for payment of the original stipulated sum of \$335,582, subject to allowances and increase for additional or changed work, delays or differing site conditions or encountering of hazardous substances (the "Contract").
3. TRC ordered additional and extra work in the amount of \$47,181 so that the final adjusted Contract Price is \$380,763.
4. The Contract was entered into by TRC and the original work and extra work was performed by Leopardo with the knowledge and consent of Owner or Owner's agent. Alternatively, TRC is Owner's agent.
5. Leopardo substantially completed Leopardo's Work under the Contract on May 12, 2014.
6. As of the date hereof, after allowing all credits, there is presently due, unpaid and owing to Leopardo, the principal sum of Eighty Thousand Five Hundred Thirty-Nine and 21/100 Dollars (\$80,539.21) ("Principal Amount Owning") under the Contract for which, with interest, Leopardo claims a mechanics lien against the Real Estate and against Owner's, TRC's and others' claimed interest in the Real Estate.
7. Leopardo hereby revokes any waiver of rights given in advance of payment for which Leopardo has not received payment.
8. This Mechanics Lien Claim is one of three recorded on the same date under three separate Contracts for improvements at the Real Estate.

Dated: September 9, 2014

LEOPARDO COMPANIES, INC

By: _____

John D. Ward, Jr.

PIN Number: 17-05-225-020

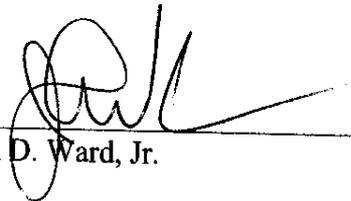
Address: 1333 - 47 North Kingsbury Street, Chicago, Illinois

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

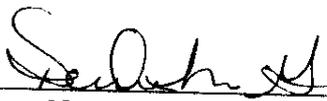
AFFIDAVIT

I, John D. Ward, Jr., being first duly sworn on oath, depose and state that I am Chief Financial Officer of Claimant, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien (TRC Children's Dialysis Home, Leopardo Project No. 14-0303) and know its contents and the statements contained therein are true.

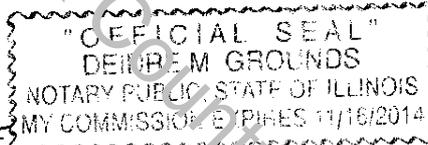


John D. Ward, Jr.

SUBSCRIBED AND SWORN TO
before me this 1st day of September, 2014.



Notary Public



THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE RETURNED TO:

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 658-1100

PIN Number: 17-05-225-020

Address: 1333 - 47 North Kingsbury Street, Chicago, Illinois