



Doc#: 1432150032 Fee: \$33.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2014 10:39 AM Pg: 1 of 5

This instrument was prepared by and upon recording should be returned to:

Lawrence M. Benjamin, Esq.
Neal, Gerber & Eisenberg
2 North LaSalle Street
Suite 1700
Chicago, Illinois 60602

This space reserved for Recorder

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

THE UNDERSIGNED LIEN CLAIMANT, FJ Development Corp. of Illinois ("Claimant"), an Illinois corporation 9002 North Kedvale Avenue, Skokie, Illinois 60076, hereby files a files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest of Black Rock Restaurants, LLC ("Restaurant"), an Illinois limited liability company; John D. and Catherine T. MacArthur Foundation ("Owner"), an Illinois not for profit corporation; The Bankcorp Bank, 30 N LaSalle Street, Suite 2320, Chicago, Illinois 60602; and any other person or entity claiming an interest in the Real Estate (as hereinafter described) by, through or under the Owner. On information and belief, there may be other persons who claim an interest in all or part of the Real Estate, either as lien claimant, mortgagee or subsequent transferee.

1. Since before January 5, 2014, and subsequently, the Owner owned fee simple title to the following described real estate, including all land and improvements (collectively, the "Real Estate"), in the County of Cook, State of Illinois:

60 W. Adams Street and 140 S. Dearborn Street, Chicago, Illinois (PIN 17-16-212-015-0000 and 17-16-212-014-0000), and is legally described as follows:

Lots 5 and 6 in Block 120 in School Section Addition to Chicago (excepting therefrom the East 40 feet of said Lot 5 taken for the opening of Dearborn Street and except the North 9 feet of said Lots 5 and 6 taken for or used for an alley, also excepting therefrom the West 26 feet of the South 100 feet of Lot 6 aforesaid) in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

and

The West 26 feet of the South 100 feet of Lot 6 in Block 120 in School Section Addition to Chicago, Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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2. Since before January 5, 2014, and subsequently, the Owner leased a portion of the Real Estate to the Restaurant ("Leased Premises"), and the Restaurant has occupied and used the Leased Premises. The Restaurant was authorized under the terms of its lease to contract for improvements to the Leased Premises and the Real Estate.

3. That on or as of January 5, 2014, the Claimant made a written contract with the Restaurant (which, together with change orders and amendments, is referred to hereinafter as "Contract"). Pursuant to the Contract, Claimant provided general construction, labor, equipment and materials for construction improvements to the Leased Premises and the Real Estate.

4. The Contract Sum to be paid under the Contract and signed approved change orders is Four Hundred Four Thousand Six Hundred Sixteen and 40/100 (\$404,620.40).

5. The payments made to date by the Restaurant under the Contract were \$356,326.31.

6. The Contract was entered into by Owner or Owner's agent, and the work was performed with the knowledge and consent of Owner and the Restaurant (collectively "Owner Parties"). Alternatively, the Owner Parties knowingly permitted Owner to enter into the Contract for the improvement of the Real Estate. The work was performed under the Contract with the knowledge and consent of the Owner Parties.

7. Claimant is deemed a contractor within the meaning of the Mechanic's Lien Act.

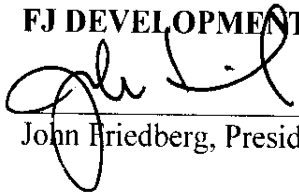
8. Claimant commenced its work on February 10th, 2014.

9. Claimant completed its work on or after August 26, 2014.

10. As of the date hereof, there is due, unpaid, and owing to Claimant after allowing all credits, the principal sum of at least Forty Eight Thousand Two Hundred Ninety Four and 09/100 Dollars (\$48,294.09), which principal amount bears interest at the rate of 1.5% per month or 18% per annum pursuant to the terms of the Contract. In the alternative, Claimant is entitled to interest at the statutory rate.

11. Claimant claims a lien on the Real Estate (including all improvements thereon) in the amount of \$48,294.09 plus interest as is allowed by law and/or contract.

FJ DEVELOPMENT CORP OF ILLINOIS



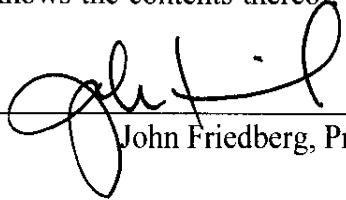
 John Friedberg, President

UNOFFICIAL COPY

AFFIDAVIT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

The affiant, John Friedberg, President, being first duly sworn on oath, deposes and says that he is the President of FJ DEVELOPMENT CORP OF ILLINOIS, the lien claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof and that all the statements contained therein are true.



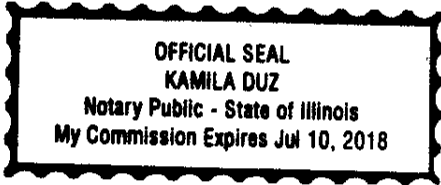
 John Friedberg, President

Subscribed and sworn to before me this
 17th day of November, 2014.



 Notary Public

[Official Seal]



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CERTIFICATE OF SERVICE

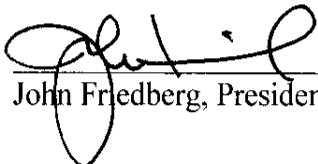
The undersigned, John Friedberg, certifies that he caused the "Notice of Mechanics Lien" to be served upon the parties listed below by sending true copies by certified mail, return receipt requested, restricted delivery, on the 17th day of November 2014:

Black Rock Restaurants, LLC an Illinois limited liability company
60 W. Adams Street, Chicago, Illinois 60603

John D. and Catherine T. MacArthur Foundation, an Illinois not for profit corporation;
140 South Dearborn, Suite 1100, Chicago, IL 60603

The Bankcorp Bank, 30 N LaSalle Street, Suite 2320, Chicago, Illinois

FJ DEVELOPMENT CORP OF ILLINOIS


John Friedberg, President

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Contractor's Affidavit and Sworn Statement

State of: **Illinois**
County of: **Cook**


Project Name: **Black Rock Restaurants dba The Marq**
Project Number: **9087 / 15339**

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that it has contracted with Black Rock Restaurants LLC, the Owner, for the premises known as Black Rock Restaurants dba The Marq, 60 W. Adams Street aka 140 S Dearborn Street, Chicago, Illinois 60603. That the total contract Sum including extras is (\$ **404,620.40**) on which it has received total payments of (\$**356,326.31**) for payment applications prior to this payment. That all waivers submitted are true, correct and genuine and delivered unconditionally, and that there is no claim, either legal or equitable, to defeat the validity of said waivers. That the following are the names of all parties who have furnished materials or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Names (including undersigned, net portion of contract) Attach additional pages if necessary	What for	Contract Sum	Amount Paid	This Draw	Balance Due
GTS Electric Inc.	Electric for HVAC	\$ 4,870.00	\$ 4,870.00	\$ -	\$ -
GTS Electric Inc.	Lighting Wiring	\$ 21,250.00	\$ 21,250.00	\$ -	\$ -
GTS Electric Inc.	Branch Wiring	\$ 26,920.00	\$ 26,920.00	\$ -	\$ -
GTS Electric Inc.	Slab Wiring	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -
GTS Electric Inc.	Electric Service	\$ 14,765.00	\$ 14,765.00	\$ -	\$ -
GTS Electric Inc.	Low Voltage Electric	\$ 1,950.00	\$ 1,950.00	\$ -	\$ -
J&L Metal Doors, Inc.	HM Frame & HM Door Material	\$ 3,051.60	\$ 2,746.44	\$ 305.16	\$ -
Keepsake Construction, Co.	Steel Stud Framing	\$ 25,815.00	\$ 23,233.50	\$ 2,581.50	\$ -
Keepsake Construction, Co.	Bar Rough Framing CO 9087.01 9087.06	\$ 4,380.00	\$ 2,709.00	\$ 1,671.00	\$ -
Keepsake Construction, Co.	FRP & Plywood Paneling	\$ 16,625.00	\$ 14,962.50	\$ 1,662.50	\$ -
Keepsake Construction, Co.	HM Frame & HM Door Labor	\$ 2,280.00	\$ 1,026.00	\$ 1,254.00	\$ -
Keepsake Construction, Co.	Acoustical Ceilings	\$ 5,785.00	\$ -	\$ 5,785.00	\$ -
Midwest Fireproofing, Inc.	K1 Acoustical Soundspray	\$ 10,000.00	\$ 9,000.00	\$ 1,000.00	\$ -
Daniel's Inc / Millennium Drywall	Drywall Materials	\$ 3,700.00	\$ 3,700.00	\$ -	\$ -
Marble & Granite Design	Stone Top Allowance	\$ 8,990.00	\$ 8,630.00	\$ 360.00	\$ -
Millennium Drywall & Taping Corp.	Drywall Labor	\$ 9,750.00	\$ 8,179.40	\$ 1,570.60	\$ -
Norman Mechanical, Inc.	Rough Plumbing	\$ 60,500.00	\$ 60,500.00	\$ -	\$ -
Norman Mechanical, Inc.	Trim Plumbing	\$ 6,300.00	\$ 4,298.00	\$ 2,002.00	\$ -
Norman Mechanical, Inc.	Insulation	\$ 6,200.00	\$ 6,200.00	\$ -	\$ -
Norman Mechanical, Inc.	Core Cutting (CO9087.01)	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -
RSD Fire Protection, Inc	Wet Sprinkler System	\$ 11,600.00	\$ 11,600.00	\$ -	\$ -
Sellentin Painting Inc.	Painting	\$ 7,550.00	\$ 2,250.00	\$ 5,300.00	\$ -
Sellentin Painting Inc.	WC2 Wall Covering - 950sf	\$ 2,664.05	\$ 2,397.65	\$ 266.40	\$ -
Sun Ray Heating, Inc.	HVAC Labor	\$ 34,300.00	\$ 34,300.00	\$ -	\$ -
Sun Ray Heating, Inc.	HVAC Material	\$ 27,310.00	\$ 27,310.00	\$ -	\$ -
Sun Ray Heating, Inc.	HVAC Equipment	\$ 4,036.00	\$ 4,036.00	\$ -	\$ -
Sun Ray Heating, Inc.	Fire Wrap and Insulation	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -
FJ Development Corp. of Illinois	Builders Risk Insurance	\$ 2,256.00	\$ 2,256.00	\$ -	\$ -
FJ Development Corp. of Illinois	General Conditions / Misc.	\$ 5,563.82	\$ 3,523.54	\$ 2,040.28	\$ -
FJ Development Corp. of Illinois	Supervision	\$ 28,496.00	\$ 17,453.49	\$ 11,042.51	\$ -
FJ Development Corp. of Illinois	Overhead & Profit	\$ 39,012.93	\$ 27,559.79	\$ 11,453.14	\$ -
TOTAL (Undersigned MUST complete this line)		\$ 404,620.40	\$ 356,326.31	\$ 48,294.09	\$ -

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than that above stated as of this date.


11-13-14
John Friedberg, President
FJ Development Corp. of Illinois

Notary Signature: 

Subscribed and sworn to before me this 13th day of November 2014
My Commission expires: July 10, 2018
Notary Seal Here:

